



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

September 7, 2021
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8
PROPERTIES: 2109 Mickle Avenue
AGENCY NEGOTIATOR: City Manager Ken Hiatt and City Attorney Ethan Walsh
NEGOTIATING PARTIES: Woodland Joint Unified School District
UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. PRESENTATIONS

3. SUBJECT: Presentation on the 2021-2023 Woodland Police Department Strategic Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the Woodland Police Department's 2021-2023 Strategic Plan to include goals and objectives. The document will serve to guide the Department in achieving an even higher level of service.

I. CONSENT CALENDAR

4. SUBJECT: City Council Meeting Minutes of August 17, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of August 17, 2021.

5. SUBJECT: Chicano/Latino Heritage Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing September 15, 2021 through October 15, 2021 as Chicano/Latino Heritage Month.

6. SUBJECT: Proclamation in Support of Prostate Cancer Awareness Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2021, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

7. Subject: Revisions to the Pool Facility Technician Job Classification (Range 46) and Title Change to Pool and Recreation Facilities Technician

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve revisions to the Pool Facility Technician Job Classification (Range 46) and title change, and adopt the new salary schedule with the new title of Pool and Recreation Facilities Technician (formerly Pool Facilities Technican).

8. SUBJECT: FY21/22 Dispatch Services by the Yolo Emergency Communications Agency

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the continuation of dispatch services by the Yolo Emergency Communications Agency for the full contract amount of \$2,344,697, which is already included in the FY2021/22 budget.

9. SUBJECT: Use of Housing Assistance Funds for First Time Homebuyers Loan Assistance Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, amending the Fiscal Year 2022 budget to approve

an additional appropriation of \$24,000 to Housing Assistance (Fund 326) for the First Time Homebuyers Loan Assistance Program, a total appropriation of \$46,589.

10. SUBJECT: Fiscal Year 2021 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

RECOMMENATION FOR ACTION: Staff recommends that the City Council receive and file the Fiscal Year 2021 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Off-Site funds.

11. SUBJECT: Purchase of a Replacement for Vehicle #074 for the Fire Department

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the lease purchase of a Skeeter Truck as a replacement vehicle for #074 through National Cooperative Leasing (NCL) under Sourcewell Contract #011620-NCL for a total amount of \$309,533.82.

12. SUBJECT: Amendment to Construction Management and Inspection Services for Improvements Associated with Pioneer Village Unit 1 and Unit 2 Subdivision Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve Amendment #1 to the consultant services agreement for construction management and inspection with UNICO Engineering Consultants for the Pioneer Village Subdivision Improvements in the amount of \$648,000; and authorize the City Manager to execute the agreement and amendments up to 15% (\$97,200) of the agreement.

13. SUBJECT: Lease Agreement with Bullseye Farms, LLC

RECOMMENDATION FOR ACTION: Staff recommends that the Council adopt Resolution No. _____, authorizing the City Manager to execute an amended and restated lease agreement between the City of Woodland and Bullseye Farms, LLC, for property generally located at Sports Park Drive.

14. SUBJECT: Contract Amendment #5 with Interwest Consulting Group - Plan Review and Building Inspection Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #5 to the consultant services agreement with Interwest Consulting Group for an additional amount up to \$150,000 for a total agreement amount of \$975,000, and extending the term of the agreement through December 31, 2022

15. SUBJECT: Final Acceptance and Notice of Completion of Public Improvements for Subdivision Final Map 5091, Oyang North

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, accepting the public improvements associated with Subdivision Final Map 5091, Oyang North, constructed by KB Home

Sacramento Inc., as complete and authorize the City Clerk to file a Notice of Completion.

J. PUBLIC HEARINGS

16. SUBJECT: City of Woodland 6th Cycle Housing Element

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- (1) Receive a staff report; (2) Hold a public hearing; and
- (a) Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- (b) Adopt Resolution No. _____, Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
- (c) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

K. REPORTS OF THE CITY MANAGER

17. SUBJECT: Designate Delegate for the Annual League of California Cities Conference

RECOMMENDATION FOR ACTION: Staff recommends that the City Council designate a voting delegate to represent the City at the Annual Conference of the League of California Cities to be held in Sacramento, September 22-24, 2021.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, September 7, 2021 was posted on Thursday, September 2, 2021 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Ana B. Gonzalez
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: G.2
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background:

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

SEPTEMBER 21ST

REGULAR MEETING

Consent Calendar

3rd Amendment with Allied Universal Security Services for Woodland Public Library
Approval of FM 5155 Parkside 3, related SIA and related SLIF Reimbursement Agreement
2nd Reading – Residential Container Location
Accept North Regional Pond & Pump Station Project as complete; CIP# 17-21
Budget Carryovers
Fee Deferral Agreement - Staybridge Suites
FY 21/22 Animal Services Agreement
Appoint member to the Yolo HCP/NCCP Implementation Advisory Committee – City of Woodland Rep.

Public Hearings

Approval of Fiscal Year 2020/21 CDBG Consolidated Annual Performance and Evaluation Report

Regular Calendar

Presentation on County-wide Crisis Now Model
1st Reading – Amendments to Various Ordinances Pertaining to Boards and Commissions
Update on 2021-22 Council Goals & Priority Actions

OCTOBER 5TH

REGULAR MEETING

City Council Meeting Minutes of September 7, 2021 and September 21, 2021
Sewer and Water Rate Study
Spring Lake Neighborhood Parks Master Plans

OCTOBER 19TH

REGULAR MEETING

Presentation - Freshman Leadership Academy
Approval of Homekey Grant Application for East Beamer Way Permanent Supportive Housing Project
Update on SB 1383 Implementation
Tree Ordinance Amendments Update (October)

Future Topics / Study Sessions:

TBD

Comprehensive Zoning Update (December)
Woodland Research Technology Park – EIR Specific Plan Adoption (November)
Waste Management Residential Smart Truck (TBD)
Parklet Temporary Ordinance (TBD)
Rule 20A Undergrounding District (TBD)



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: September 7, 2021

ITEM #: H.3

SUBJECT: Presentation on the 2021-2023 Woodland Police Department Strategic Plan

Recommendation for Action: Staff recommends that the City Council receive a presentation on the Woodland Police Department's 2021-2023 Strategic Plan to include goals and objectives. The document will serve to guide the Department in achieving an even higher level of service.

Staff Contact:

Derrek Kaff, Police Chief, (530) 661-7865, Derrek.Kaff@cityofwoodland.org

Council Goals:

The Woodland Police Department's 2021-2023 Strategic Plan addresses four areas of focus that align with the following City Council Goals:

- City Council Goal #1 – Improve Quality of Life
- City Council Goal #3 – Strengthen Public Safety & Infrastructure.

Background:

In August 2020, Chief Kaff solicited participation from various sworn and professional staff to form the Strategic Plan Steering Committee. Members from all ranks and bureaus joined the Committee. In developing this Strategic Plan, Committee members researched and developed goals based upon what they believed to be achievable over the next two and a half years. However, this plan will remain fluid and will be updated as needed to meet our ever changing demands.

The Committee identified four main themes in terms of area of focus in developing the Strategic Plan. The Committee invited all department employees to take an internal survey evaluating their perceived level of importance of these four areas: Communication, Succession Planning, Mentorship and Staffing. Thirty-nine (39) employees (35%) participated in the voluntary survey.

The Committee also solicited public input using two community surveys conducted in both English and Spanish. One survey focused specifically on youth interactions with the Woodland Police Department and the other solicited input from the whole community. Similar to the employee survey, the Committee identified four focus areas that encompass what the City Council, the community and the department have expressed as important:

- Promote a safe community by reducing crime
- Improve traffic and pedestrian safety by reducing injury traffic collisions
- Enhance communication both externally and internally
- Develop Police personnel to succeed

The surveys asked respondents to provide critical input and evaluate the importance of each focus area. The results of both employee and community surveys provided the Committee with valuable feedback and perspective; the responses aided the Committee in developing the specific strategies, goals and tasks for each focus area.

During the development of the Strategic Plan, Chief Kaff presented draft versions to employees and their associations, the City Council Public Safety Subcommittee and the Chief's Advisory Board.

The focus areas are:

- Promote a safe community by reducing crime
- Improve traffic and pedestrian safety by reducing injury traffic collisions
- Enhance communications both externally and internally
- Developing our personnel to succeed

Conclusion:

Staff recommends that the City Council receive a presentation on the Woodland Police Department's 2021-2023 Strategic Plan to include goals and objectives. The document will serve to guide the Department in achieving an even higher level of service.

Prepared by: Tristan Kennedy, Executive Assistant

Reviewed by: Derrek Kaff, Chief of Police



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.4
SUBJECT: City Council Meeting Minutes of August 7, 2021

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of August 17, 2021

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. 08_17_2021 Minutes_DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, August 17, 2021

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The August 17, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
<https://zoom.us/j/99759026181>

Or Phone:US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone:Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID:997 5902 6181

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING 6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

All Council Members present via roll call vote.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Communications Manager Spencer Bowen.

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

Two e-mails received by Christy Pearce and Nijole King regarding Ralph Harris Park were read into the record.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

2. SUBJECT: City Council Meeting Minutes of July 6, 2021 and July 20, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of July 6, 2021 and July 20, 2021.

Adopted the Joint Regular City Council/Woodland Finance Authority Meeting Minutes of July 6, 2021 and July 20, 2021.

3. SUBJECT: Parks & Recreation Commission Meeting Minutes of June 28, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the June 28, 2021, Parks & Recreation Commission Meeting Minutes.

Received the Parks & Recreation Commission Meeting Minutes of June 28, 2021.

4. SUBJECT: Sustainability Committee Meeting Minutes for June 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive minutes for the June 16, 2021 meeting of the Sustainability Advisory Committee.

Received the Sustainability Committee Meeting Minutes for June 16, 2021.

5. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended June 30, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

accept the quarterly Treasurer's Investment Report for the quarter ended June 30, 2021.

Accepted the Quarterly Treasurer's Investment Report for the Quarter Ended June 30, 2021.

6. SUBJECT: Police Department Quarterly Status Report for the period of April 2021 through June 2021.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for April 2021 through June 2021.

Accepted the Police Department Quarterly Status Report for the period of April 2021 through June 2021.

7. SUBJECT: FY22 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, (1) authorizing the Police Chief to accept the FY22 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$67,000 and (2) authorizing the City Manager to appropriate \$67,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

Adopted RESOLUTION NO. 7768, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE POLICE CHIEF TO ACCEPT THE FY22 OFFICE OF TRAFFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) IN THE AMOUNT OF \$67,000, AND (2) AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$67,000 IN THE OTS STEP PROGRAM BUDGET IN THE STATE GRANTS FUND (325).

8. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Contract Amendment #15 with Wood Rodgers for Consulting Services.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #15 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$75,000.

Adopted RESOLUTION NO. 7769, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #15 WITH WOOD RODGERS FOR ENGINEERING CONSULTING SERVICES.

9. SUBJECT: Fire Department Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for April 2021 through June 2021.

Accepted the Fire Department Quarterly Status Report for the period of April 2021 - June 2021.

10. SUBJECT: California Department of Resources Recycling and Recovery (CalRecycle) Grant Applications

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing staff to submit applications to the California Department of Resources Recycling and Recovery (CalRecycle) for any grants for which the City is eligible for a period of 5 years.

Adopted RESOLUTION NO. 7770, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF WOODLAND IS ELIGIBLE.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Vega and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 10. Items 11, 12 and 13 were pulled for further discussion.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None

12. SUBJECT: Summertime Fun Club: Extended Care Program 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, adopting a new fee schedule for an extended day summer camp (\$800 - \$975 per 4 or 5 week session and \$1,600-\$1,946 per entire summer program) for the Summertime Fun Club: Extended Care program.

On a motion by Council Member Garcia-Cadena, seconded by Mayor Pro Them Vega and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7772, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING A NEW FEE SCHEDULE FOR SUMMERTIME FUN CLUB: EXTENDED CARE PROGRAM.

Ayes: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
Noes: None

11. SUBJECT: Spring Lake Infrastructure Fee (SLIF) Reimbursement Agreement for the Parkland Avenue Extension Project in Association with the Spring Lake Central Development

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council 1) approving the SLIF Reimbursement Agreement for the Parkland Avenue Extension Project and other SLIF infrastructure installed by the Spring Lake Central Phase 3 development, and authorizing the City Manager to sign on behalf of the City; and 2) authorizing the City Manager to sign amendments up to 10% of the Reimbursement Agreement.

On a motion by Mayor Pro Tem Vega, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7771, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SLIF REIMBURSEMENT WITH AGREEMENT WITH WOODLAND PARCEL FOUR LP., A CALIFORNIA LIMITED PARTNERSHIP AND ASSOCIATED WITH SPRING LAKE SPECIFIC PLAN IMPROVEMENTS: PARKLAND AVENUE EXTENSION AND SPRING LAKE CENTRAL, PHASE 3.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: None

13. SUBJECT: Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G, Related Subdivision Improvement Agreement, and Related Spring Lake Infrastructure Fee (SLIF) Reimbursement Agreement.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council 1) approving Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G; 2) approving the related Subdivision Improvement Agreement and authorizing Mayor to sign on behalf of the City; and 3) authorizing the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time; and

It is further recommended that the City Council adopt Resolution No. _____, a Resolution of the City Council 1) approving the SLIF Reimbursement Agreement for infrastructure related to Final Subdivision Map No. 5196 Beeghly Lot D, and authorizing the City Manager to sign on behalf of the City; and 2) authorizing the City Manager to sign amendments up to 10% of the Reimbursement Agreement.

On a motion by Mayor Pro Tem Vega, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7773, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAPS 5196 AND 5197, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH TL REVIVAL, LP, A CALIFORNIA LIMITED PARTNERSHIP FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS and RESOLUTION NO. 7774, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE SLIF REIMBURSEMENT AGREEMENT ASSOCIATED WITH FINAL SUBDIVISION MAP 5196, BEEGHLY LOT D.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: None

G. PUBLIC HEARINGS

14. SUBJECT: Mitigated Negative Declaration for the Storm Drainage Outfall Channel Outlet Structure Project, CIP 20-06

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a public hearing and adopt Resolution No. _____, approving a Mitigated Negative Declaration (MND) for the Storm Drainage Outfall Channel Outlet Structure Project (the YBWL Culvert Replacement Project), CIP 20-06.

On a motion by Council Member Fernandez, seconded by Council Member Fernandez and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7775, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE STORM DRAINAGE OUTFALL CHANNEL OUTLET STRUCTURE PROJECT (YBWL CULVERT REPLACEMENT PROJECT), CIP 20-06.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: None

H. REPORTS OF THE CITY MANAGER

15. SUBJECT: Construction Contract for Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1) Appropriate \$1,600,000 of additional Road Development Funds to the Project and appropriate \$350,000 of additional Water Enterprise Funds to the Project; and 2) Approve a consultant services agreement for construction management, inspection, and testing services with UNICO Engineering, in the amount not to exceed \$686,780 for the Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22 and authorize the City Manager to execute the agreement and amendments, as necessary, up to 10% (\$68,678) of the agreement amount; and 3) Approve a construction contract for the Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22; award the construction contract in the amount of \$5,172,305.95 to Meyers and Sons Construction, LLC; authorize contract contingency up to 5% (\$258,615.30), and authorize the City Manager to execute the construction contract and change orders.

On a motion by Mayor Pro Tem Vega, seconded by Mayor Stallard and carried on a 4-1 roll call vote, Council Members adopted RESOLUTION NO. 7776, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT THE SPORTS PARK DRIVE PEDESTRIAN OVERCROSSING PROJECT CIP 17-22.

AYES: Members Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: Member Fernandez

16. SUBJECT: Informational Presentation on Proposed Annexation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational presentation on the proposed annexation of six areas (Attachment 1), including Barnard Street, Westucky, Pirmi, Sports Park, Water Plant and the Northeast Area, into the City of Woodland.

Received an informational presentation from Associate Planner Megan Meier on the proposed annexation of six areas which include Barnard Street, Westucky, Pirmi, Sports Park, Water Plant and the Northeast Area, into the City of Woodland.

17. SUBJECT: Second Community Pool - Project Scope and Financing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) receive a presentation and provide comments on the preliminary project scope and financing options for a second community aquatics facility; and 2) appoint an ad-hoc subcommittee of the Council to work with staff to bring back a recommended project scope and funding plan at the October 19, 2021 Council Meeting.

Received presentation from City Manager Ken Hiatt on the preliminary project scope and financing options for a second community aquatics facility and appointed Mayor Stallard and Council Member Rich Lansburgh as the Council ad-hoc subcommittee to

work with staff and bring back a recommended project scope and funding plan at the October 19, 2021 Council Meeting.

18. SUBJECT: American Rescue Plan (ARP) Update and Funding Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the development of the City's American Rescue Plan (ARP) Act spending plan, receive an overview of guidance on eligible uses of the funding, and provide direction to staff.

At 8:57 PM on a motion by Mayor Pro Tem Vega, seconded by Mayor Stallard and carried unanimously on a 5-0 roll call vote, Council Members extended the Council meeting for 15 minutes to 9:15 PM.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: None

Received an update from Director of Administrative Services Kim McKinney on the development of the City's American Rescue Plan (ARP) Act spending plan, received an overview of guidance on eligible uses of the funding, and provided direction to staff.

I. ADJOURN

Meeting adjourned at 09:12 PM.

Respectfully submitted,

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.5
SUBJECT: Chicano/Latino Heritage Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing September 15, 2021 through October 15, 2021 as Chicano/Latino Heritage Month.

Background:

Each year, Americans observe and celebrate National Hispanic Heritage Month from September 15 to October 15. It's a time to celebrate the histories, cultures and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean and Central and South America. The observance started in 1968 as Hispanic Heritage Week and in 1988 was expanded to cover a 30-day period starting on September 15 and ending on October 15. It was enacted into law on August 17, 1988, on the approval of Public Law 100-402. The day of September 15 is significant because it is the anniversary of independence for Latin American countries Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. In addition, Mexico and Chile celebrate their independence days on September 16 and September 18, respectively. Also, Columbus Day or Día de la Raza, which is October 12, falls within this 30-day period.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Chicano Latino Heritage Month Proclamation

PROCLAMATION
Chicano/Latino Heritage Month
September 15 – October 15, 2021

WHEREAS, Hispanic Heritage month was proposed in 1968 by U.S. Congressman Edward R. Roybal and enacted into law on August 17, 1988, the United States celebrates Hispanic Heritage Month beginning on September 15th through October 15th; and

WHEREAS, the term Hispanic refers to communities from Spain and other Spanish-speaking, excluding Brazil. Latino refers to communities from Latin America. Chicano refers to all Spanish speaking and original Indigenous peoples who trace their heritage to Latin America and Africa; and

WHEREAS, September 15th was chosen as this celebration's start date in order to coincide with the Independence Day celebrations of five Latin American countries: Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. In addition, Mexico, Chile, and Belize observe their independence on September 16, September 18, and September 21, respectively; and

WHEREAS, Chicano/Latinos have had a profound and positive influence on our country through their strong commitment to family, faith, hard work, and service. They have enhanced and shaped our national character with centuries-old traditions that reflect the multiethnic and multicultural customs of their community; and

WHEREAS, Chicano/Latinos have and continue to make incalculable contributions to our neighborhoods, communities and every sector of the economy, and we are a greater and more vibrant place because of them.

WHEREAS, Chicano/Latinos have and continue to serve as Civil Rights leaders, politicians, military service members, educators, business owners, soldiers, farmworkers, first responders, science pioneers, artists, activists, public servants, colleagues, and friends in our community; and

WHEREAS, the State of California is home to 15 million Latinos and approximately 3,383,488 Latino students from kindergarten through grade twelve, which is 54.9% of the student population in California; and

WHEREAS, even within the last decades, Chicano/Latinos have persisted through discrimination and recessions and continue to build and grow our communities undeterred. This month, we remember the Chicano/Latinos who have long led the movements for justice and equality that are so crucial today.

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland and the Mayor of the City of Woodland proclaims the month beginning September 15 and ending on October 15, 2021 as Chicano/Latino Heritage Month and encourages all the people of Woodland to commemorate this occasion with appropriate ceremonies, activities, and programs.

DATED: September 7, 2021

Tom Stallard, Mayor

Mayra Vega, Mayor Pro Tem

Vicky Fernandez, Council Member

Tania Garcia-Cadena, Council Member

Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.6
SUBJECT: Proclamation in Support of Prostate Cancer Awareness Month

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2021, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background:

As has been customary for the last several years, Council has been asked to proclaim their support for September 2021 as the American Cancer Society "Prostate Cancer Awareness Month". Council has shown their support in the past by proclaiming the month of September as the specific month to raise the awareness of this disease affecting men primarily over the age of 40.

Yolo County has a support group for men diagnosed with prostate cancer. The website is: www.yoloprostate.net. This group has been helpful to over 200 men diagnosed with prostate cancer.

Discussion:

The American Cancer Society has actively supported many efforts to eradicate and eliminate the various forms of cancer in our society. The cancer survival rate has steadily increased due to earlier detection and methods. Encouraging citizens to take an active part in their health by providing methods and information to raise the awareness of the need for early detection has been a large part of that survival rate. Some little known facts are attached regarding the disease and statistics regarding this and other forms of cancer.

Prepared By: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Prostate Proclamation - 2021

**CITY OF WOODLAND
PROCLAMATION
PROSTATE CANCER AWARENESS MONTH – SEPTEMBER 2021**

- WHEREAS,** prostate cancer is the most frequently diagnosed cancer in men and the second leading cause of cancer deaths in men; and
- WHEREAS,** the American Cancer Society estimates there will be 248,530 new cases of prostate cancer in the USA in 2021, resulting in an estimated 34,130 deaths; and
- WHEREAS,** it is estimated 25,880 men in California will be diagnosed with prostate cancer this year and it is estimated 4,140 California men will die from this disease this year; and
- WHEREAS,** the incidence of prostate cancer is almost 80% higher in non-Hispanic Black men than in non-Hispanic White men for reasons that remain unclear; and
- WHEREAS,** early-stage prostate cancer usually has no symptoms and studies suggest strong genetic predisposition may be responsible for 5%-10% of prostate cancer; and
- WHEREAS,** late-stage prostate cancer commonly spreads to the bones, which can cause pain in the hips, spine, ribs, or other areas in the body; and late stage cancer commonly spreads to the bones, which can cause pain in the hips, spine, ribs, or other areas in the body; and
- WHEREAS,** the 5-year survival rate approaches 100% when prostate cancer is diagnosed and treated early, but drops to 30% when it spreads to the other parts of the body; and
- WHEREAS,** risk factors for prostate cancer are increasing age, African ancestry, a family history of the disease, and certain inherited genetic conditions; and
- WHEREAS,** the American Cancer Society recommends that men have a conversation with their health care provider and make an informed decision about whether to be tested for prostate cancer based on their personal values and preferences; and
- WHEREAS,** the Woodland City Council joins communities across our nation to increase the awareness about the importance for men to make an informed decision with their health care provider about early detection and testing for prostate cancer.

NOW, THEREFORE, BE IT RESOLVED, that the Woodland City Council proclaims September 2021 as Prostate Cancer Awareness Month.

Dated: September 7, 2021

Mayra Vega, Mayor Pro Tempore

Vicky Fernandez, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.7
SUBJECT: Pool Facility Technician Job Classification Revision

Recommendation for Action: Staff recommends that the City Council (1) approve revisions to the Pool Facility Technician job classification (Salary Range 46), (2) approve the title change to Pool and Recreation Facilities Technician, and (3) adopt the salary schedule with the revised job title of Pool and Recreation Facilities Technician.

Staff Contact:

Sheila McShane, Human Resources Manager, (530) 661-5807, sheila.meshane@cityofwoodland.org

Fiscal Impact:

There is no fiscal impact; this position is authorized and funded in the fiscal year 2021/22 budget.

Background:

Due to the recent resignation of a long-term employee, staff has taken the opportunity to review the responsibilities and duties included in the current Pool Facility Technician job description. Overall, changes in the City and the Community Service Department necessitate an update to the job description and job title to better reflect the current work effort and the department's needs with respect to this position.

Discussion:

The job description for the Pool Facility Technician was originally adopted when the City had two pools. Given changes in the City and the Community Services Department since that time, and the reduced workload for this position, the previous incumbent assisted with various park maintenance duties, which included supporting various parks, cemetery and athletic field maintenance. The job description needs to be updated to officially include these other duties. Additionally, to better reflect the position's duties, a change in the job title to Pool and Recreation Facilities Technician is recommended.

This position is included in the Woodland City Employee Association (WCEA) bargaining unit. WCEA has reviewed and approved the recommended changes to the job description and title.

Conclusion:

Staff recommends that the City Council (1) approve revisions to the Pool Facility Technician job classification (Salary Range 46), (2) approve the title change to Pool and Recreation Facilities Technician, and (3) adopt the salary schedule with the revised job title of Pool and Recreation Facilities Technician.

Prepared by: Sheila McShane, Human Resources Officer

Reviewed by: Kimberly McKinney, Director of Administrative Services

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Pool and Recreation Facilities Technician Job Description
2. 09-01-21 Salary Schedule



POOL AND RECREATION FACILITIES TECHNICIAN

DEFINITION

To maintain and repair City swimming pools and recreational facilities.

SUPERVISION RECEIVED AND EXERCISED

Higher-level park personnel provide direction. Responsibilities include indirect supervision of park maintenance and/or temporary personnel.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all inclusive or limiting list:

ESSENTIAL FUNCTIONS

Coordinate all aspects of pool maintenance. Maintain all City pool/splash pad facilities and manage chemical content of water; establish safety, maintenance and upkeep programs; comply with applicable health codes and safety standards. Install and maintain all mechanical equipment, including miscellaneous plumbing fixtures as they relate to pools. As needed, perform general grounds maintenance including maintenance of parks, cemetery, and athletic fields. Drive required vehicles and equipment as related to the task needing completion. Regular, predictable, consistent and timely attendance is an essential function of the position, in that employee must be present to work on facilities and equipment affecting the public's health and safety.

OTHER JOB FUNCTIONS

Train and oversee other personnel in the performance of pool facility maintenance and repair work. Monitor contract workers in the performance of their work. Coordinate planting of grass, trees and shrubs; apply fertilizers, herbicides, and pesticides. Operate a variety of light equipment. Maintain records and reports; requisition and purchase materials and supplies. Maintain grounds and facilities at the pool complex. Conduct park and recreation facility maintenance, including landscape inspections. Prepare and maintain athletic fields, related facilities, and cemetery interment/operations as needed. Meet all Standby Program requirements; take Standby Duty, work any shift including weekends and holidays. Work cooperatively with others. Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

Tools, equipment and procedures used in swimming pool and facility maintenance. Swimming pool water chemistry and related chemicals. Applicable Health and Safety requirements. Basic construction and repair methods, including carpentry, electrical, plumbing, and cement work. Safe work practices.

Skill to:

Operate and maintain a variety of equipment used in maintenance, repair and construction activities. Read and interpret construction plans and specifications. Communicate clearly and concisely, both orally and in writing. Maintain records and prepare reports. Deal courteously and effectively with the general public. Establish and maintain effective work relationships with those contacted in the performance of required duties. Coordinate park maintenance personnel in the repair, maintenance and construction of pool facilities.

Ability to:

Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Minimum Education and Experience:

Education:

High School diploma or equivalent.

Experience:

Three years of increasingly responsible experience in pool maintenance and repair, including some lead worker responsibility. Landscaping and contract management experience is desirable.

License and Certificate:

Required upon hire, possession of a valid California Driver's License. Possession of current Public Pool Operator Certificate, Aquatic Facility Operator Certificate or equivalent is required prior to permanent appointment.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require: climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities

and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action: 9/7/2021

CITY OF WOODLAND - SALARY SCHEDULE
Effective September 1, 2021
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	\$4,929.96	\$5,176.45	\$5,435.27	\$5,707.03	\$5,992.38	\$6,292.00		
Accountant II *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		
Accounting Technician	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Administrative Clerk I	28	GS	\$2,875.47	\$3,019.24	\$3,170.20	\$3,328.72	\$3,495.15	\$3,669.91		
Administrative Clerk II	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Administrative Clerk III	36	GS	\$3,503.48	\$3,678.66	\$3,862.60	\$4,055.73	\$4,258.53	\$4,471.45		
Administrative Secretary	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Administrative Supervisor	47	GS	\$4,596.88	\$4,826.72	\$5,068.05	\$5,321.46	\$5,587.53	\$5,866.91		
Aquatics Coordinator	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Aquatics Supervisor	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Assist City Manager/Comm & Econ Dev Dir *	Contract		\$12,463.47				\$16,001.30			
Assistant Engineer *	125	MM	\$6,156.82	\$6,464.67	\$6,787.90	\$7,127.30	\$7,483.66	\$7,857.84		
Assistant Planner *	118	MM	\$5,179.52	\$5,438.50	\$5,710.42	\$5,995.95	\$6,295.74	\$6,610.53		
Associate Civil Engineer *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Associate Engineer *	127	MM	\$6,468.52	\$6,791.95	\$7,131.53	\$7,488.12	\$7,862.53	\$8,255.65		
Associate Planner *	124	MM	\$6,006.67	\$6,306.99	\$6,622.35	\$6,953.46	\$7,301.14	\$7,666.20		
Building Inspection Services Manager *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.12	\$8,895.73	\$9,340.51		
Building Inspector I	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.39	\$6,163.91		
Building Inspector II	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Chief Building Official *	140	MM	\$8,916.92	\$9,362.77	\$9,830.91	\$10,322.45	\$10,838.58	\$11,380.50		
Chief Collection Systems Operator *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Chief Plant Operator *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Chief Project Engineer *	145	MM	\$10,088.69	\$10,593.11	\$11,122.78	\$11,678.91	\$12,262.85	\$12,875.99		
Chief Water Systems Operator *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.12	\$8,895.73	\$9,340.51		
Children's Librarian II *	118	MM	\$5,179.52	\$5,438.49	\$5,710.43	\$5,995.96	\$6,295.75	\$6,610.53		
City Clerk *	Contract		\$7,630.73				\$10,598.24			
City Engineer *	145	MM	\$10,088.68	\$10,593.11	\$11,122.78	\$11,678.91	\$12,262.85	\$12,875.99		
City Manager *	Contract						\$21,000.00			
Code Compliance Officer I	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Code Compliance Officer II	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Communications Manager	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Community Development Clerk I	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Community Development Clerk II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Community Development Director *	Contract		\$11,305.55				\$14,682.50			
Community Development Technician I	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Community Development Technician II	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Community Risk Reduction Specialist I	Base	F	\$4,857.61	\$5,100.71	\$5,355.73	\$5,623.52	\$5,904.68			
Community Risk Reduction Specialist II	Base	F	\$5,223.52	\$5,484.72	\$5,758.95	\$6,046.90	\$6,349.25			
Community Risk Reduction Specialist Senior	Base	F	\$5,783.75	\$6,072.95	\$6,376.60	\$6,695.42	\$7,030.21			
Community Services Director	Contract		\$11,305.55				\$14,682.50			
Community Services Officer *	Base	P	\$4,118.41	\$4,324.33	\$4,540.54	\$4,767.58	\$5,005.96	\$5,256.27		
Community Services Program Manager *	125	MM	\$6,156.82	\$6,464.67	\$6,787.90	\$7,127.30	\$7,483.66	\$7,857.84		
Conservation Coordinator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Construction Project Manager *	129	MM	\$6,795.99	\$7,135.79	\$7,492.57	\$7,867.21	\$8,260.56	\$8,673.59		
Crime Prevention Specialist *	Base	P	\$4,118.41	\$4,324.33	\$4,540.54	\$4,767.58	\$5,005.96	\$5,256.27		
Deputy Chief ** (aka Police Captain)	Base	PM	\$11,221.32	\$11,782.40	\$12,371.52	\$12,990.11	\$13,639.60	\$14,321.59	\$15,037.67	\$15,789.56
Deputy Director of Community Development *	Contract		\$9,927.40				\$12,727.43			
Deputy Fire Chief	Flat	FM	\$10,993.85	\$11,543.54	\$12,120.72	\$12,726.74	\$13,471.83			
Director of Administrative Services	Contract		\$11,305.55				\$14,682.50			
Economic Development Manager *	136	MM	\$8,078.29	\$8,482.21	\$8,906.32	\$9,351.64	\$9,819.21	\$10,310.17		
Electrical / Signs & Markings Supervisor	67	GS	\$7,532.51	\$7,909.14	\$8,304.59	\$8,719.83	\$9,155.82	\$9,613.61		
Electrician's Assistant	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Engineering Aide I	33	GS	\$3,253.33	\$3,416.00	\$3,586.80	\$3,766.13	\$3,954.44	\$4,152.16		

CITY OF WOODLAND - SALARY SCHEDULE

Effective September 1, 2021

REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Engineering Aide II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Engineering Assistant	56	GS	\$5,740.87	\$6,027.91	\$6,329.31	\$6,645.77	\$6,978.06	\$7,326.96		
Engineering Technician I	44	GS	\$4,268.65	\$4,482.09	\$4,706.19	\$4,941.51	\$5,188.58	\$5,448.01		
Engineering Technician II	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Engineering Technician III	52	GS	\$5,200.94	\$5,460.98	\$5,734.04	\$6,020.74	\$6,321.78	\$6,637.86		
Environmental Compliance Inspector I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Environmental Compliance Inspector II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Environmental Compliance Specialist	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.39	\$6,163.91		
Environmental Resources Analyst *	127	MM	\$6,468.52	\$6,791.95	\$7,131.53	\$7,488.12	\$7,862.52	\$8,255.65		
Environmental Sustainability Manger *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Equipment Service Clerk	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Equipment Service Worker	34	GS	\$3,334.67	\$3,501.40	\$3,676.46	\$3,860.29	\$4,053.31	\$4,255.98		
Executive Assistant - Confidential		C	\$4,515.34	\$4,741.11	\$4,978.17	\$5,227.08	\$5,488.43	\$5,762.85		
Facility Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Facility Maintenance Worker II	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Facility Maintenance Worker III	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Finance Clerk I	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Finance Clerk II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Finance Clerk III	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Finance Director *	Contract		\$9,562.32				\$12,275.28			
Finance Officer *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Finance Specialist	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Finance Supervisor	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Financial Services Manager	136	MM	\$8,078.29	\$8,482.21	\$8,906.32	\$9,351.64	\$9,819.21	\$10,310.17		
Fire Battalion Chief	Flat	FM	\$9,637.67	\$10,119.54	\$10,625.52	\$11,156.80	\$11,714.64			
Fire Captain	Base	F	\$7,700.13	\$8,085.13	\$8,489.39	\$8,913.86	\$9,359.55			
Fire Chief **	Contract		\$11,305.55				\$14,682.50			
Fire Engineer	Base	F	\$6,682.87	\$7,017.02	\$7,367.88	\$7,736.27	\$8,123.07			
Fire Marshal	Flat	FM	\$9,637.67	\$10,119.54	\$10,625.52	\$11,156.80	\$11,714.64			
Fire Prevention Specialist I (aka Community Risk Reduc	Base	F	\$4,857.61	\$5,100.71	\$5,355.73	\$5,623.52	\$5,904.68			
Fire Prevention Specialist II (aka Community Risk Reduc	Base	F	\$5,223.52	\$5,484.72	\$5,758.95	\$6,046.90	\$6,349.25			
Firefighter	Base	F	\$5,888.46	\$6,182.88	\$6,492.02	\$6,816.63	\$7,157.45			
Firefighter Recruit	Base	F	\$5,299.62							
Fleet & Facilities Manager *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.48	\$8,678.76	\$9,112.70		
GIS Analyst	62	GS	\$6,657.65	\$6,990.53	\$7,340.05	\$7,707.06	\$8,092.41	\$8,497.03		
GIS Technician I	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.40	\$6,163.92		
GIS Technician II	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Heavy Equipment Mechanic	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Human Resources Analyst I		C	\$5,494.03	\$5,768.73	\$6,057.16	\$6,360.02	\$6,678.02	\$7,011.93		
Human Resources Analyst II		C	\$6,215.99	\$6,526.79	\$6,853.13	\$7,195.78	\$7,555.57	\$7,933.35		
Human Resources Clerk		C	\$3,468.46	\$3,641.89	\$3,823.99	\$4,015.18	\$4,215.95	\$4,426.74		
Human Resources Manager		C	\$8,777.80	\$9,216.70	\$9,677.52	\$10,161.40	\$10,669.48	\$11,202.95		
Human Resources Technician I		C	\$4,122.90	\$4,329.05	\$4,545.49	\$4,772.77	\$5,011.41	\$5,261.98		
Human Resources Technician II		C	\$4,596.97	\$4,826.82	\$5,068.16	\$5,321.57	\$5,587.65	\$5,867.03		
Industrial Electrical/Electronics Technician	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Information Technology Analyst	60	GS	\$6,336.84	\$6,653.69	\$6,986.37	\$7,335.69	\$7,702.47	\$8,087.60		
Information Technology Manager *	138	MM	\$8,487.25	\$8,911.61	\$9,357.20	\$9,825.05	\$10,316.31	\$10,832.13		
Information Technology Technician I	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Information Technology Technician II	52	GS	\$5,200.94	\$5,460.98	\$5,734.04	\$6,020.74	\$6,321.78	\$6,637.86		
Infrastructure O & M Superintendent *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Junior Engineer *	121	MM	\$5,577.78	\$5,856.67	\$6,149.51	\$6,456.97	\$6,779.84	\$7,118.83		
Junior Planner *	113	MM	\$4,577.95	\$4,806.84	\$5,047.18	\$5,299.54	\$5,564.52	\$5,842.75		
Laboratory & Environmental Compliance Mgr *	129	MM	\$6,795.99	\$7,135.79	\$7,492.57	\$7,867.21	\$8,260.56	\$8,673.59		

CITY OF WOODLAND - SALARY SCHEDULE
Effective September 1, 2021
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Laboratory Supervisor *	127	MM	\$6,468.52	\$6,791.94	\$7,131.53	\$7,488.12	\$7,862.52	\$8,255.65		
Laboratory Technician I	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Laboratory Technician II	47	GS	\$4,596.88	\$4,826.72	\$5,068.05	\$5,321.46	\$5,587.53	\$5,866.91		
Librarian I *	114	MM	\$4,692.40	\$4,927.02	\$5,173.37	\$5,432.03	\$5,703.63	\$5,988.81		
Librarian II *	118	MM	\$5,179.52	\$5,438.49	\$5,710.43	\$5,995.96	\$6,295.75	\$6,610.53		
Librarian III *	122	MM	\$5,717.23	\$6,003.08	\$6,303.25	\$6,618.40	\$6,949.33	\$7,296.80		
Library Services Director *	Contract		\$8,005.77				\$10,277.33			
Library Technical Assistant I	29	GS	\$2,947.35	\$3,094.73	\$3,249.47	\$3,411.94	\$3,582.54	\$3,761.66		
Library Technical Assistant II	33	GS	\$3,253.33	\$3,416.00	\$3,586.80	\$3,766.13	\$3,954.44	\$4,152.16		
Library Technical Assistant III	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Light Equipment Mechanic	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Literacy Coordinator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Maintenance Supervisor	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Maintenance Worker II	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Maintenance Worker III	44	GS	\$4,268.65	\$4,482.09	\$4,706.19	\$4,941.51	\$5,188.58	\$5,448.01		
Management Analyst I *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		
Management Analyst II *	125	MM	\$6,156.82	\$6,464.67	\$6,787.90	\$7,127.30	\$7,483.66	\$7,857.84		
Marketing and Business Relations Specialist *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		
Meter Services Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Office Manager *	115	MM	\$4,809.70	\$5,050.18	\$5,302.70	\$5,567.83	\$5,846.23	\$6,138.54		
Operations and Maintenance Superintendent *	137	MM	\$8,280.26	\$8,694.27	\$9,128.99	\$9,585.43	\$10,064.71	\$10,567.94		
Park Maintenance Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Park Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Park Maintenance Worker II	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Park Maintenance Worker III	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Park Planner *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Park Superintendent *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Park Supervisor	51	GS	\$5,074.09	\$5,327.79	\$5,594.19	\$5,873.89	\$6,167.59	\$6,475.97		
Planning Manager *	140	MM	\$8,916.92	\$9,362.77	\$9,830.91	\$10,322.45	\$10,838.58	\$11,380.50		
Police Captain **	Base	PM	\$11,221.32	\$11,782.40	\$12,371.52	\$12,990.11	\$13,639.60	\$14,321.59	\$15,037.67	\$15,789.56
Police Chief **	Contract		\$13,358.70				\$17,427.09			
Police Crime and Intelligence Analyst *	Base	PS	\$5,279.81	\$5,543.82	\$5,821.00	\$6,112.05	\$6,417.65			
Police Lieutenant **	Base	PM	\$10,209.61	\$10,720.09	\$11,256.09	\$11,818.91	\$12,409.86	\$13,030.36	\$13,681.87	\$14,365.97
Police Officer **	Base	P	\$6,256.81	\$6,569.64	\$6,898.12	\$7,243.04	\$7,605.19	\$7,985.44	\$8,384.73	
Police Officer Recruit (Non-Safety)	Base		\$5,631.12							
Police Records Manager *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		
Police Records Specialist *	Base	P	\$3,655.47	\$3,838.21	\$4,030.14	\$4,231.64	\$4,443.23			
Police Records Supervisor	Base	PS	\$4,952.81	\$5,200.44	\$5,460.47	\$5,733.53	\$6,020.21			
Police Sergeant **	Base	PS	\$7,237.73	\$7,599.62	\$7,979.60	\$8,378.58	\$8,797.52	\$9,237.40	\$9,699.27	\$10,184.23
Pool and Recreation Facility Technician (formerly Pool and Facility Technician)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Pool Facility Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Principal Civil Engineer *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Principal Planner *	136	MM	\$8,078.29	\$8,482.21	\$8,906.32	\$9,351.64	\$9,819.21	\$10,310.17		
Principal Utilities Civil Engineer *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Public Works Director *	Contract		\$11,305.55				\$14,682.50			
Public Works O&M Infrastructure Admin	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Purchasing Manager *	123	MM	\$5,860.16	\$6,153.16	\$6,460.83	\$6,783.87	\$7,123.05	\$7,479.21		
Recreation Coordinator	36	GS	\$3,503.48	\$3,678.66	\$3,862.60	\$4,055.73	\$4,258.53	\$4,471.45		
Recreation Superintendent *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Recreation Supervisor	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Redevelopment & Housing Analyst I *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		

CITY OF WOODLAND - SALARY SCHEDULE

Effective September 1, 2021

REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Redevelopment & Housing Analyst II *	124	MM	\$6,006.67	\$6,306.99	\$6,622.35	\$6,953.46	\$7,301.14	\$7,666.20		
Redevelopment Manager *	136	MM	\$8,078.29	\$8,482.21	\$8,906.32	\$9,351.64	\$9,819.21	\$10,310.17		
Secretary to City Manager		C	\$4,631.11	\$4,862.68	\$5,105.81	\$5,361.10	\$5,629.16	\$5,910.62		
Senior Accountant *	125	MM	\$6,156.82	\$6,464.67	\$6,787.90	\$7,127.30	\$7,483.66	\$7,857.84		
Senior Application Analyst *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Senior Associate Civil Engineer *	134	MM	\$7,689.04	\$8,073.49	\$8,477.17	\$8,901.01	\$9,346.08	\$9,813.38		
Senior Building Inspector	57	GS	\$5,884.39	\$6,178.61	\$6,487.54	\$6,811.91	\$7,152.51	\$7,510.13		
Senior Building Plans Examiner	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Senior Center Manager *	120	MM	\$5,441.74	\$5,713.83	\$5,999.51	\$6,299.49	\$6,614.46	\$6,945.19		
Senior Civil Engineer *	138	MM	\$8,487.25	\$8,911.61	\$9,357.20	\$9,825.05	\$10,316.31	\$10,832.13		
Senior Construction Project Manager *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Senior Engineering Assistant	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Senior Equipment Mechanic	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Senior Human Resources Analyst		C	\$7,148.38	\$7,505.80	\$7,881.09	\$8,275.15	\$8,688.91	\$9,123.35		
Senior Maintenance Worker	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Senior Management Analyst *	131	MM	\$7,140.03	\$7,497.03	\$7,871.89	\$8,265.47	\$8,678.76	\$9,112.70		
Senior Planner *	132	MM	\$7,318.53	\$7,684.46	\$8,068.67	\$8,472.12	\$8,895.73	\$9,340.51		
Senior Police Records Specialist *	Base	P	\$4,021.00	\$4,222.04	\$4,433.15	\$4,654.83	\$4,887.58			
Senior Signs and Markings Technician	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Senior Systems Analyst *	132	MM	\$7,318.53	\$7,684.46	\$8,068.68	\$8,472.11	\$8,895.73	\$9,340.51		
Senior Traffic Signal/Street Lighting Tech	60	GS	\$6,336.84	\$6,653.69	\$6,986.37	\$7,335.69	\$7,702.47	\$8,087.60		
Senior Tree Trimmer	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Senior Utilities Maintenance Worker (Sewer)	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Senior Utilities Maintenance Worker (Water)	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Senior Water Pollution Control Operator	67	GS	\$7,532.51	\$7,909.14	\$8,304.59	\$8,719.83	\$9,155.82	\$9,613.61		
Senior Water System Operator	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Senior Water/Wastewater Instrumentation Tech	66	GS	\$7,348.79	\$7,716.23	\$8,102.03	\$8,507.13	\$8,932.49	\$9,379.11		
Signs and Markings Tech I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Signs and Markings Tech II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Social Services Manager *	132	MM	\$7,318.53	\$7,684.46	\$8,068.67	\$8,472.12	\$8,895.73	\$9,340.51		
Sports Manager *	125	MM	\$6,156.82	\$6,464.67	\$6,787.90	\$7,127.30	\$7,483.66	\$7,857.84		
Stock Clerk	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Storekeeper	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Traffic Signal / Street Lighting Technician	56	GS	\$5,740.87	\$6,027.91	\$6,329.31	\$6,645.77	\$6,978.06	\$7,326.96		
Transportation Engineer *	134	MM	\$7,689.04	\$8,073.49	\$8,477.17	\$8,901.01	\$9,346.08	\$9,813.38		
Treatment Plant Mechanic	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Treatment Plant Superintendent	137	MM	\$8,280.26	\$8,694.27	\$9,128.99	\$9,585.43	\$10,064.71	\$10,567.94		
Tree Trimmer I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Tree Trimmer II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Underground Utility Service Locator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Administrator	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Utilities Maintenance Supervisor	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Utilities Maintenance Worker I	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Utilities Maintenance Worker II	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Utilities Maintenance Worker III (Sewer)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Maintenance Worker III (Water)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Maintenance Worker IV (Sewer)	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Utilities Maintenance Worker IV (Water)	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Wastewater Systems Administrator *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Water / Wastewater Instrumental Technician	62	GS	\$6,657.65	\$6,990.53	\$7,340.05	\$7,707.06	\$8,092.41	\$8,497.03		
Water Pollution Control Facility Superintendent *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Water Pollution Control O-I-T	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Water Pollution Control Operator I	51	GS	\$5,074.09	\$5,327.79	\$5,594.19	\$5,873.89	\$6,167.59	\$6,475.97		

Effective September 1, 2021

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Water Pollution Control Operator II	55	GS	\$5,600.84	\$5,880.89	\$6,174.93	\$6,483.67	\$6,807.85	\$7,148.25		
Water Pollution Control Operator III	59	GS	\$6,182.29	\$6,491.39	\$6,815.96	\$7,156.76	\$7,514.61	\$7,890.34		
Water Pollution Control Operator IV	63	GS	\$6,824.08	\$7,165.28	\$7,523.54	\$7,899.72	\$8,294.70	\$8,709.44		
Water Systems Administrator *	141	MM	\$9,139.85	\$9,596.83	\$10,076.68	\$10,580.52	\$11,109.55	\$11,665.02		
Water Systems Operator I	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Water Systems Operator II	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		

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CLASSIFICATION			A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	26.17	27.48	28.85	30.29	31.81	33.40		
Accountant II *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Accounting Technician	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Administrative Clerk I	28	GS	16.59	17.42	18.29	19.20	20.16	21.17		
Administrative Clerk II	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Administrative Clerk III	36	GS	20.21	21.22	22.28	23.40	24.57	25.80		
Administrative Secretary	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Administrative Supervisor	47	GS	26.52	27.85	29.24	30.70	32.24	33.85		
Aquatics Coordinator	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Aquatics Supervisor	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Assist City Manager/Comm & Econ Dev Dir *	Contract		66.15				84.93			
Assistant Engineer *	125	MM	32.68	34.31	36.03	37.83	39.72	41.71		
Assistant Planner *	118	MM	27.49	28.87	30.31	31.83	33.42	35.09		
Associate Civil Engineer *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Associate Engineer *	127	MM	34.33	36.05	37.85	39.75	41.73	43.82		
Associate Planner *	124	MM	31.88	33.48	35.15	36.91	38.75	40.69		
Building Inspection Services Manager *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Building Inspector I	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
Building Inspector II	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Chief Building Official *	140	MM	47.33	49.70	52.18	54.79	57.53	60.41		
Chief Collection Systems Operator *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Chief Plant Operator *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Chief Project Engineer *	145	MM	53.55	56.23	59.04	61.99	65.09	68.34		
Chief Water Systems Operator *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Children's Librarian II *	118	MM	27.49	28.87	30.31	31.83	33.42	35.09		
City Clerk *	Contract		40.50				56.25			
City Engineer *	145	MM	53.55	56.23	59.04	61.99	65.09	68.34		
City Manager *	Contract		0.00				111.46			
Code Compliance Officer I	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Code Compliance Officer II	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		

CITY OF WOODLAND - SALARY SCHEDULE
Effective September 1, 2021
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CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Communication Manager*	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Community Development Clerk I	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Community Development Clerk II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Community Development Director *	Contract		60.01				77.93			
Community Development Technician I	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Community Development Technician II	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Community Risk Reduction Specialist I	Base	F	28.03	29.43	30.90	32.44	34.07			
Community Risk Reduction Specialist II	Base	F	30.14	31.64	33.23	34.89	36.63			
Community Risk Reduction Specialist Senior	Base	F	33.37	35.04	36.79	38.63	40.56			
Community Services Director			60.01				77.93			
Community Services Officer *	Base	P	21.86	22.95	24.10	25.31	26.57	27.90		
Community Services Program Manager *	125	MM	32.68	34.31	36.03	37.83	39.72	41.71		
Conservation Coordinator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Construction Project Manager *	129	MM	36.07	37.88	39.77	41.76	43.85	46.04		
Crime Prevention Specialist *	Base	P	21.86	22.95	24.10	25.31	26.57	27.90		
Deputy Chief ** (aka Police Captain)	Base	PM	59.56	62.54	65.67	68.95	72.40	76.02	79.82	83.81
Deputy Director of Community Development *	Contract		52.69				67.55			
Deputy Fire Chief	Flat	FM	63.43	66.60	69.93	73.42	77.72			
Director of Administrative Services	Contract		60.01				77.93			
Economic Development Manager *	136	MM	42.88	45.02	47.27	49.64	52.12	54.72		
Electrical / Signs & Markings Supervisor	67	GS	43.46	45.63	47.91	50.31	52.82	55.46		
Electrician's Assistant	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Engineering Aide I	33	GS	18.77	19.71	20.69	21.73	22.81	23.96		
Engineering Aide II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Engineering Assistant	56	GS	33.12	34.78	36.52	38.34	40.26	42.27		
Engineering Technician I	44	GS	24.63	25.86	27.15	28.51	29.93	31.43		
Engineering Technician II	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Engineering Technician III	52	GS	30.01	31.51	33.08	34.74	36.47	38.30		
Environmental Compliance Inspector I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Environmental Compliance Inspector II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Environmental Compliance Specialist	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
Environmental Resources Analyst *	127	MM	34.33	36.05	37.85	39.75	41.73	43.82		
Environmental Sustainability Manager *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Equipment Service Clerk	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Equipment Service Worker	34	GS	19.24	20.20	21.21	22.27	23.38	24.55		
Executive Assistant - Confidential		C	26.05	27.35	28.72	30.16	31.66	33.25		
Facility Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Facility Maintenance Worker II	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Facility Maintenance Worker III	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Finance Clerk I	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Finance Clerk II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Finance Clerk III	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Finance Director *	Contract		50.75				65.15			
Finance Officer *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Finance Specialist	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Finance Supervisor	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Financial Services Manager	136	MM	42.88	45.02	47.27	49.64	52.12	54.72		
Fire Battalion Chief	Flat	FM	55.60	58.38	61.30	64.37	67.59			
Fire Captain	Base	F	44.42	46.65	48.98	51.43	54.00			
Fire Chief **	Contract		60.01				77.93			
Fire Engineer	Base	F	35.47	37.24	39.11	41.06	43.12			
Fire Marshal	Flat	FM	51.15	53.71	56.40	59.22	62.18			
Fire Prevention Specialist I	Base	F	28.03	29.43	30.90	32.44	34.07			

CITY OF WOODLAND - SALARY SCHEDULE

Effective September 1, 2021

REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Fire Prevention Specialist II	Base	F	30.14	31.64	33.23	34.89	36.63			
Firefighter	Base	F	33.97	35.67	37.45	39.33	41.29			
Firefighter Recruit	Base	F	30.58							
Fleet & Facilities Manager *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
GIS Analyst	62	GS	38.41	40.33	42.35	44.46	46.69	49.02		
GIS Technician I	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
GIS Technician II	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Heavy Equipment Mechanic	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Human Resources Analyst I		C	31.70	33.28	34.95	36.69	38.53	40.45		
Human Resources Analyst II		C	35.86	37.66	39.54	41.51	43.59	45.77		
Human Resources Clerk		C	20.01	21.01	22.06	23.16	24.32	25.54		
Human Resources Manager		C	50.64	53.17	55.83	58.62	61.56	64.63		
Human Resources Technician I		C	23.79	24.98	26.22	27.54	28.91	30.36		
Human Resources Technician II		C	26.52	27.85	29.24	30.70	32.24	33.85		
Industrial Electrical/Electronics Technician	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Information Technology Analyst	60	GS	36.56	38.39	40.31	42.32	44.44	46.66		
Information Technology Manager *	138	MM	45.05	47.30	49.67	52.15	54.76	57.49		
Information Technology Technician I	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Information Technology Technician II	52	GS	30.01	31.51	33.08	34.74	36.47	38.30		
Infrastructure O & M Superintendent *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Junior Engineer *	121	MM	29.61	31.09	32.64	34.27	35.99	37.79		
Junior Planner *	113	MM	24.30	25.51	26.79	28.13	29.54	31.01		
Laboratory & Environmental Compliance Mgr *	129	MM	36.07	37.88	39.77	41.76	43.85	46.04		
Laboratory Supervisor *	127	MM	34.33	36.05	37.85	39.75	41.73	43.82		
Laboratory Technician I	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Laboratory Technician II	47	GS	26.52	27.85	29.24	30.70	32.24	33.85		
Librarian I *	114	MM	24.91	26.15	27.46	28.83	30.27	31.79		
Librarian II *	118	MM	27.49	28.87	30.31	31.83	33.42	35.09		
Librarian III *	122	MM	30.35	31.86	33.46	35.13	36.89	38.73		
Library Services Director *	Contract		42.49				54.55			
Library Technical Assistant I	29	GS	17.00	17.85	18.75	19.68	20.67	21.70		
Library Technical Assistant II	33	GS	18.77	19.71	20.69	21.73	22.81	23.96		
Library Technical Assistant III	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Light Equipment Mechanic	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Literacy Coordinator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Maintenance Supervisor	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Maintenance Worker II	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Maintenance Worker III	44	GS	24.63	25.86	27.15	28.51	29.93	31.43		
Management Analyst I *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Management Analyst II *	125	MM	32.68	34.31	36.03	37.83	39.72	41.71		
Marketing and Business Relations Specialist *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Meter Services Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Office Manager *	115	MM	25.53	26.81	28.15	29.55	31.03	32.58		
Operations and Maintenance Superintendent *	137	MM	43.95	46.15	48.45	50.88	53.42	56.09		
Park Maintenance Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Park Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Park Maintenance Worker II	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Park Maintenance Worker III	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Park Planner *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Park Superintendent *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Park Supervisor	51	GS	29.27	30.74	32.27	33.89	35.58	37.36		
Planning Manager *	140	MM	47.33	49.70	52.18	54.79	57.53	60.41		

CITY OF WOODLAND - SALARY SCHEDULE
Effective September 1, 2021
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Police Captain ** (aka Deputy Chief)	Base	PM	59.56	62.54	65.67	68.95	72.40	76.02	79.82	83.81
Police Chief **	Contract		70.91				92.50			
Police Crime and Intelligence Analyst *	Base	PS	28.02	29.43	30.90	32.44	34.06			
Police Lieutenant **	Base	PM	54.19	56.90	59.75	62.73	65.87	69.16	72.62	76.25
Police Officer **	Base	P	33.21	34.87	36.61	38.44	40.37	42.39	44.50	0.00
Police Officer Recruit (Non-Safety)	Base		29.89							
Police Records Manager *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Police Records Specialist *	Base	P	19.40	20.37	21.39	22.46	23.58	0.00		
Police Records Supervisor	Base	PS	26.29	27.60	28.98	30.43	31.95	0.00		
Police Sergeant **	Base	PS	38.42	40.34	42.35	44.47	46.70	49.03	51.48	54.06
Pool and Recreation Facility Technician (formerly Pool Facility Technicain)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Pool Facility Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Principal Civil Engineer *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Principal Planner *	136	MM	42.88	45.02	47.27	49.64	52.12	54.72		
Principal Utilities Civil Engineer *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Public Works Director *	Contract		60.01				77.93			
Public Works O&M Infrastructure Admin	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Purchasing Manager *	123	MM	31.10	32.66	34.29	36.01	37.81	39.70		
Recreation Coordinator	36	GS	20.21	21.22	22.28	23.40	24.57	25.80		
Recreation Superintendent *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Recreation Supervisor	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Redevelopment & Housing Analyst I *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Redevelopment & Housing Analyst II *	124	MM	31.88	33.48	35.15	36.91	38.75	40.69		
Redevelopment Manager *	136	MM	42.88	45.02	47.27	49.64	52.12	54.72		
Secretary to City Manager		C	26.72	28.05	29.46	30.93	32.48	34.10		
Senior Accountant *	125	MM	32.68	34.31	36.03	37.83	39.72	41.71		
Senior Application Analyst *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Senior Associate Civil Engineer *	134	MM	40.81	42.85	45.00	47.24	49.61	52.09		
Senior Building Inspector	57	GS	33.95	35.65	37.43	39.30	41.27	43.33		
Senior Building Plans Examiner	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Senior Center Manager *	120	MM	28.88	30.33	31.84	33.44	35.11	36.86		
Senior Civil Engineer *	138	MM	45.05	47.30	49.67	52.15	54.76	57.49		
Senior Construction Project Manager *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Senior Engineering Assistant	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Senior Equipment Mechanic	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Senior Human Resources Analyst		C	41.24	43.30	45.47	47.74	50.13	52.64		
Senior Maintenance Worker	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Senior Management Analyst *	131	MM	37.90	39.79	41.78	43.87	46.07	48.37		
Senior Planner *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Senior Police Records Specialist *	Base	P	21.34	22.41	23.53	24.71	25.94	0.00		
Senior Signs and Markings Technician	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Senior Systems Analyst *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		
Senior Traffic Signal/Street Lighting Tech	60	GS	36.56	38.39	40.31	42.32	44.44	46.66		
Senior Tree Trimmer	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Senior Utilities Maintenance Worker (Sewer)	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Senior Utilities Maintenance Worker (Water)	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Senior Water Pollution Control Operator	67	GS	43.46	45.63	47.91	50.31	52.82	55.46		
Senior Water System Operator	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Senior Water/Wastewater Instrumentation Tech	66	GS	42.40	44.52	46.74	49.08	51.53	54.11		
Signs and Markings Tech I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Signs and Markings Tech II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Social Services Manager *	132	MM	38.85	40.79	42.83	44.97	47.22	49.58		

CITY OF WOODLAND - SALARY SCHEDULE

Effective September 1, 2021

REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Sports Manager *	125	MM	32.68	34.31	36.03	37.83	39.72	41.71		
Stock Clerk	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Storekeeper	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Traffic Signal / Street Lighting Technician	56	GS	33.12	34.78	36.52	38.34	40.26	42.27		
Transportation Engineer *	134	MM	40.81	42.85	45.00	47.24	49.61	52.09		
Treatment Plant Mechanic	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Treatment Plant Superintendent	137	MM	43.95	46.15	48.45	50.88	53.42	56.09		
Tree Trimmer I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Tree Trimmer II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Underground Utility Service Locator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Administrator*	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Utilities Maintenance Supervisor	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Utilities Maintenance Worker I	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Utilities Maintenance Worker II	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Utilities Maintenance Worker III (Sewer)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Maintenance Worker III (Water)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Maintenance Worker IV (Sewer)	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Utilities Maintenance Worker IV (Water)	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Wastewater Systems Administrator *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Water / Wastewater Instrumental Technician	62	GS	38.41	40.33	42.35	44.46	46.69	49.02		
Water Pollution Control Facility Superintendent *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Water Pollution Control O-I-T	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Water Pollution Control Operator I	51	GS	29.27	30.74	32.27	33.89	35.58	37.36		
Water Pollution Control Operator II	55	GS	32.31	33.93	35.63	37.41	39.28	41.24		
Water Pollution Control Operator III	59	GS	35.67	37.45	39.32	41.29	43.35	45.52		
Water Pollution Control Operator IV	63	GS	39.37	41.34	43.41	45.58	47.85	50.25		
Water Systems Administrator *	141	MM	48.51	50.94	53.48	56.16	58.97	61.92		
Water Systems Operator I	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Water Systems Operator II	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES										
			A STEP	B STEP	C STEP	D STEP	E STEP			
Activity Leader I			\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
Activity Leader II			\$14.75	\$15.00	\$15.25	\$15.50	\$15.75			
Activity Manager			\$15.25	\$15.50	\$15.75	\$16.00	\$16.25			
Cashier			\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
Counselor			\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
Intern			\$14.00	\$14.50	\$15.00	\$15.50	\$16.00			
Library Page			\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
Lifeguard / Aide			\$15.25	\$15.50	\$15.75	\$16.00	\$16.25			
Lifeguard / Instructor			\$15.75	\$16.00	\$16.25	\$16.50	\$16.75			
Pool Manager			\$17.00	\$17.25	\$17.50	\$17.75	\$18.00			
Recreation Facility Aide			\$16.75	\$17.00	\$17.25	\$17.50	\$17.75			
Special Program Coordinator			\$16.50	\$16.75	\$17.00	\$17.25	\$17.50			
Swim Instructor Aide			\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
			Approved by City Council: September 7, 2021							



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.8
SUBJECT: FY21/22 Dispatch Services by the Yolo Emergency Communications Agency

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the continuation of dispatch services by the Yolo Emergency Communications Agency for the full contract amount of \$2,344,697, which is already included in the FY2021/22 budget.

Staff Contact:
Derrek Kaff, Police Chief (530) 661-7813

Fiscal Impact:
The proposed contract results in an annual cost of \$2,344,697 for dispatch services provided to the City of Woodland through a JPA agreement with the Yolo Emergency Communication Agency. The contract amount has already been approved by Council as part of the FY21/22 budget.

Background:
The Yolo Emergency Communications Agency (YECA) is a Joint Powers Authority established in 1988. YECA is the 9-1-1 Public Safety Answering Point (PSAP) for approximately 80% of Yolo County. Member agencies consist of Yolo County, City of Woodland, City of West Sacramento, City of Winters, and Yocha Dehe Wintun Nation.

As part of the 2010-2020 Capital Budget, the City Council approved two Capital Projects to be managed through YECA. The first project was the first phase upgrade to the regional emergency radio communications infrastructure and the second project was replacement of the computer aided dispatch software and hardware. Both projects have been completed with the most recent being completion of the replacement of the computer aided dispatch system which went live in September 2014. These Capital Projects account for \$96,419 of the current YECA cost.

Discussion:
YECA provides dispatch services to four law enforcement agencies, 17 fire agencies, as well as Animal Control, Public Works, County Maintenance, District Attorney's Office, Environmental Health, Mental Health, Probation Department, and Social Services Department. Costs are allocated based on the percentage of calls for service attributed to the member agency over the previous calendar year. Allocation details are available to the public in the YECA website (www.yolo911.org/board-meetings). In 2020, the City (Police, Public Works and Fire Departments) experienced a 4% decrease in calls for service over the previous year. Attached is the 2020 Annual Calls for Service Report from YECA. The table below shows the distribution by City department:

Department	% Share	FY 21/22 Share
Police	87.29%	\$1,962,547
Fire	11.63%	\$ 261,579
Public Works	1.07%	\$ 24,150
Capital Project	n/a	\$ 96,419
TOTAL		\$2,344,697

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing the continuation of dispatch services by the Yolo Emergency Communications Agency for the full contract amount of \$2,344,697, which is already included in the FY2021/22 budget.

Prepared by: Elle Murphy, Senior Management Analyst

Reviewed by: Anthony Cucchi, Deputy Chief

Approved by: Derrek Kaff, Police Chief

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution - FY22 YECA Dispatch Services 2021-09-07
2. 2020 YECA Annual Report

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CONTINUATION OF DISPATCH SERVICES BY THE YOLO
EMERGENCY COMMUNICATIONS AGENCY FOR THE FULL CONTRACT
AMOUNT OF \$2,344,697 WHICH IS ALREADY INCLUDED IN THE FY2021/22
BUDGET

WHEREAS, the Yolo Emergency Communication Agency (YECA), a Joint Powers Authority, serves as the 9-1-1 Public Safety Answering Point (PSAP) for Yolo County, the Cities of Woodland, West Sacramento and Winters, and Yocha Dehe Wintun Nation.

WHEREAS, the annual cost for dispatch services by YECA is based on the percentage of calls for service attributed to the member agency over the previous calendar year.

WHEREAS, the proposed contract results in an annual cost of \$2,344,697 for dispatch services provided to the City of Woodland.

WHEREAS, the FY2021/22 annual budget previously approved by the Council includes the full contract amount.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

SECTION 1. That the City Council hereby authorizes the continuation of dispatch services by the Yolo Emergency Communications Agency for the full contract amount of \$2,344,697, which is already included in the FY2021/22 budget.

PASSED AND ADOPTED by the City Council this 7th day of September 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Ethan Walsh, City Attorney

YOLO
EMERGENCY
COMMUNICATIONS
AGENCY



2020
ANNUAL CALLS
FOR SERVICE REPORT

TABLE OF CONTENTS

2020 STATISTICS	
CAD EVENTS	3
PHONE CALLS	3
ALL AGENCIES	4
CITY OF WINTERS	5
CITY OF WOODLAND	6
CITY OF WEST SACRAMENTO	7
COUNTY OF YOLO	8
UNIVERSITY OF CALIFORNIA DAVIS	9
YOCHA DEHE WINTUN NATION	10
ARBUCKLE	11

YECA – YOLO
EMERGENCY
COMMUNICATIONS
AGENCY

EMD – EMERGENCY
MEDICAL DISPATCHER

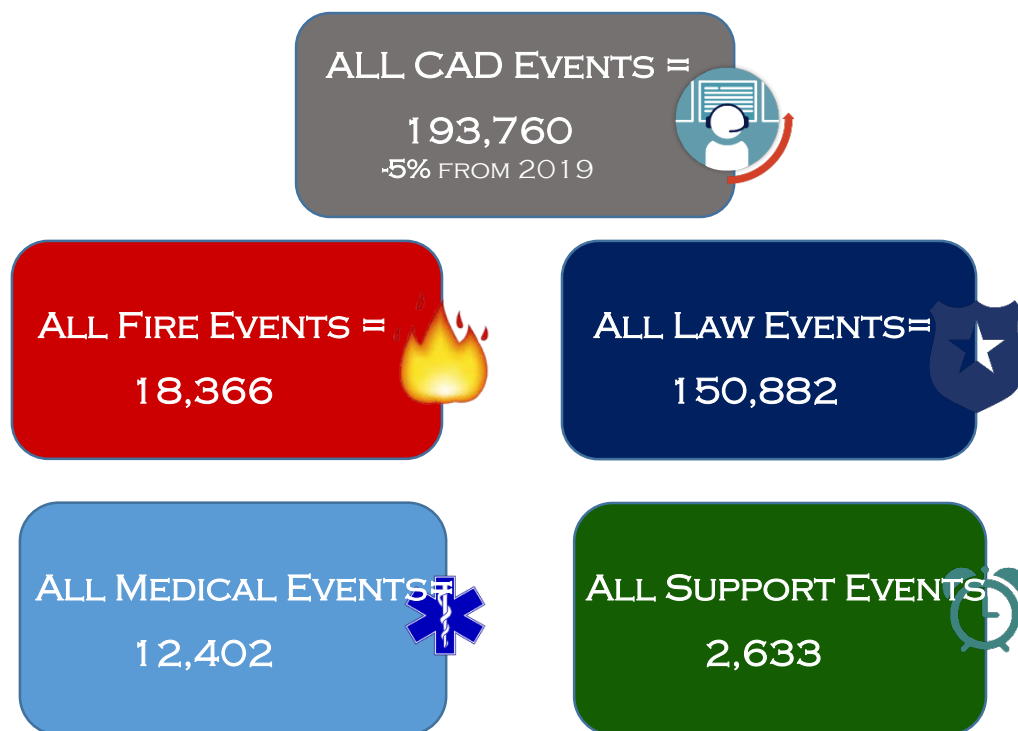
CLETS – CALIFORNIA
LAW ENFORCEMENT
TELECOMMUNICATIONS
SYSTEM

CAD – COMPUTER
AIDED DISPATCH

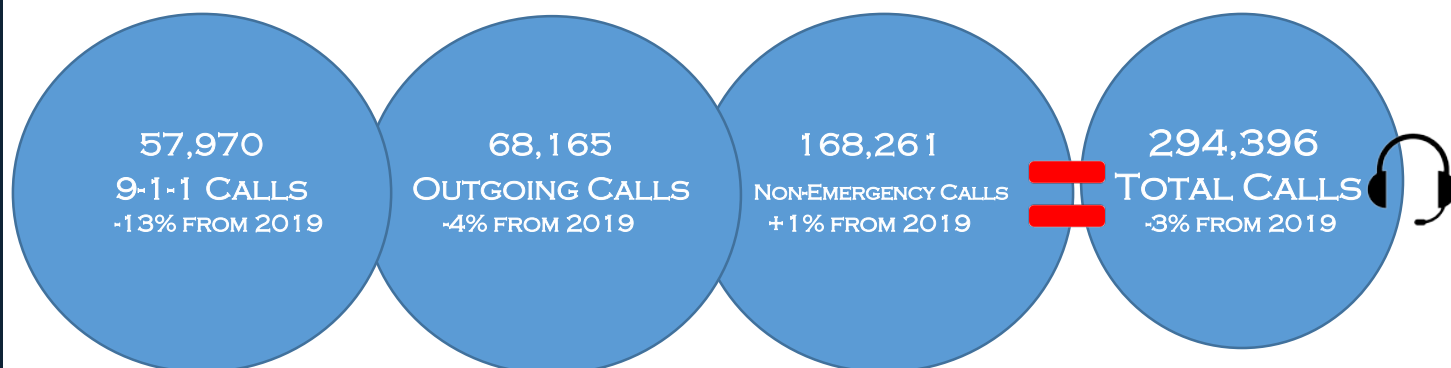
JPA – JOINT POWERS
AUTHORITY

CAD EVENTS & ALL PHONE

YECA UTILIZES TriTECH CAD SOFTWARE TO SUPPORT THE COMPLEXITIES OF YECA'S MULTI-JURISDICTIONAL ENVIRONMENT.



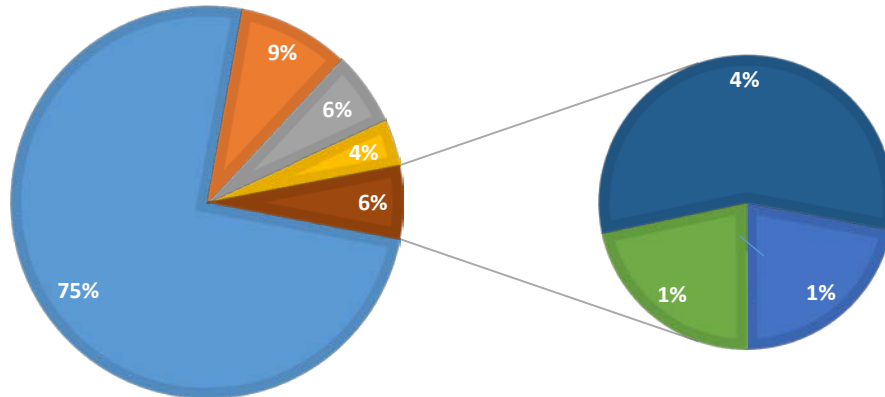
YECA UTILIZES AT&T'S VESTA PHONE SYSTEM TO RETRIEVE AND PROCESS INCOMING AND OUTGOING CALLS.



ALL AGENCIES

2020 OVERALL STATISTICS

■ Law ■ Fire ■ Medical ■ Police Records Entries* ■ Probation ■ Public Works/Support ■ Animal Control



Overall YECA	2019 Total	2020 Total	% Change
Calls for Services			
Law	160,532	150,882	-6%
Fire	17,330	18,366	6%
Medical	12,926	12,402	-4%
Police Records Entries*	10,285	7,717	-25%
Probation	3,082	2,652	-14%
Public Works/Support	3,366	2,633	-22%
Animal Control	7,730	6,826	-12%
Total	215,251	201,478	-6%

*WEIGHTED BY TIME

CITY OF WINTERS



Agency	2019Total	2020 Total	% Change
City of Winters			
Police	6,307	6,330	0%
Police Records Entries*	277	224	-19%
Fire	670	790	18%
Medical	359	431	20%
Public Works	64	46	-28%
Animal Control	200	143	-29%
CLETS Returns	28,826	28,266	-2%
Phone Calls	10,314	11,775	14%
Total	47,017	48,005	2%

*WEIGHTED BY TIME

CITY OF WOODLAND



Agency	2019 Total	2020 Total	% Change
City of Woodland			
Police	61,857	61,359	-1%
Police Records Entries*	5,821	3,873	-33%
Fire	4,618	4,426	-4%
Medical	4,624	4,564	-1%
Public Works	1,167	830	-29%
Animal Control	2,431	2,217	-9%
CLETS Returns	266,640	262,406	-2%
Total Phone Calls	112,898	108,926	-4%
Total	460,056	448,601	-2%

*WEIGHTED BY TIME

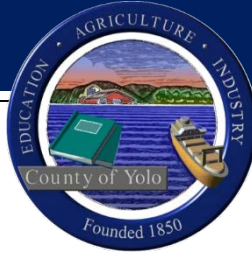
CITY OF WEST SACRAMENTO



Agency	2019Total	2020 Total	% Change
City of West Sacramento			
Police	60,345	52,916	-11%
Police Records Entries*	4,187	3,620	-14%
Fire	4,400	4,545	3%
Medical	5,866	5,851	0%
Public Works	541	423	-22%
Animal Control	2,298	1,906	-17%
CLETS Returns	259,433	254,395	-2%
Total Phone Calls	109,847	105,982	-4%
Total	446,917	430,638	-4%

*WEIGHTED BY TIME

COUNTY OF YOLO



Agency	2019 Total	2020 Total	% Change
County of Yolo			
Sheriff	30,718	28,327	-8%
Fire	6,701	7,444	11%
Medical	1,177	963	-18%
Public Works	717	176	-75%
Animal Control	2,801	2,296	-18%
District Attorney	18	20	11%
Maintenance	18	18	0%
Probation	3,082	1,652	-14%
Social Services	820	1,089	33%
Mental Health	0	0	0%
Environmental Health	7	11	57%
Communications	0	0	0%
Explosive Ordinance	40	17	-58%
Fire Investigative Unit	0	0	0%
Fire Service Misc.	365	365	0%
Yolo Narcotics	18	0	-100%
Public Guardian	32	42	31%
CLETS Returns	165,749	162,529	-2%
Total Phone Calls	70,180	67,711	-4%
Total	282,443	273,660	-3%

UNIVERSITY OF CALIFORNIA DAVIS



Contract Fire	2019 Total	2020 Total	% Change
UC Davis Fire			
Fire	816	698	-14%
Medical	529	279	-47%
Move-Ups		48	
Total	1,345	1,025	-27%

YOCHA DEHE FIRE



Agency	2019 Total	2020 Total	% Change
Yocha Dehe Wintun Nation			
Fire	170	132	-22%
Medical	338	166	-51%
Total	508	298	-41%

ARBUCKLE FIRE



Contract Fire	2019 Total	2020 Total	% Change
Arbuckle			
Fire	277	246	-11%
Medical	198	179	-10%
Total	465	425	-9%



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.9
SUBJECT: Use of Housing Assistance Funds for First Time Homebuyers Loan Assistance Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, amending the Fiscal Year 2022 budget to approve an additional appropriation of \$24,000 to Housing Assistance (Fund 326) for the First Time Homebuyers Loan Assistance Program, a total appropriation of \$46,589.

Staff Contact:

Dan Sokolow, Senior Planner – 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

There is no impact to the General Fund as the appropriation will use funds from Housing Assistance (Fund 326).

Background:

The City has operated a loan assistance program for first time homebuyers since approximately 2006 to assist low-income households purchase homes in Woodland.

Discussion:

Households participating in the City's loan assistance program undergo an income determination with the City's housing consultant, NeighborWorks, to verify income eligibility for program participation. An income eligible household must also complete an eight-hour homebuyer education class taught by NeighborWorks prior to closing escrow for the home purchase. If a household is found to be income-ineligible or is unable to close escrow on a home purchase within six months of completion of the income determination, the City cannot recover these costs for the income determination and homebuyer education through the program income (repaid housing loans) being used to cover consultant and loan costs for the program. Utilizing Housing Assistance funds enables the City to cover these costs when a household is unable to complete a home purchase.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, amending the Fiscal Year 2022 budget to approve an additional appropriation of \$24,000 to Housing Assistance Fund (326) for the First Time Homebuyers Loan Assistance Program.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. CC Reso Sep 7, 2021

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROPRIATING FUNDS OF \$24,000 FOR THE CITY'S FIRST TIME HOMEBUYERS
LOAN ASSISTANCE PROGRAM**

WHEREAS, the City has offered a loan assistance program for first time homebuyers since approximately 2006 to assist low-income households purchase homes in Woodland;

WHEREAS, households participating in the City's loan assistance program undergo an income determination to verify income eligibility for the program and income eligible households must also complete an eight-hour homebuyer education class prior to closing escrow on the home purchase; and

WHEREAS, the City cannot recover its costs through program income funds (repaid housing loans originally granted to the City through the HOME, CalHome, and Begin programs) for the income determination and homebuyer education unless a household closes escrow on the home purchase within six months of completion of the income determination.

NOW THEREFORE, BE IT RESOLVED, as follows:

The City Council does hereby approve the following appropriation and amends the FY2021/2022 budget as necessary: an additional \$24,000 in Housing Assistance Fund (326) for the City's first time homebuyers loan assistance program.

PASSED AND ADOPTED this 7th day of September 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.10
SUBJECT: Fiscal Year 2021 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

Recommendation for Action: Staff recommends that the City Council receive and file the Fiscal Year 2021 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Site-Site funds.

Staff Contract:

Dan Sokolow, Senior Planner -530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

There is no fiscal impact.

Background:

The City's affordable housing loan portfolio dates from the late 1980s with a majority of the loans issued in the period of 2006 – 2013. The current principal loan value of the portfolio exceeds \$27,180,000 and includes loans held by the Woodland Housing Successor Agency. The Successor Agency was established in 2012 to assume housing loans held by the former Woodland Redevelopment Agency. Repayment of City housing loans is deferred with a few exceptions. The City's portfolio consists of nearly 160 loans. The attached inventory details the portfolio. Street addresses and parcel numbers have been removed from the owner-occupied loans in order to not identify individual borrowers.

While the City has relied primarily on Federal/State funding programs to support affordable housing rental projects since the loss of redevelopment in 2012, it has been receiving from developers Spring Lake off site affordable housing fees and affordable housing in-lieu fees since 2005 and 2016, respectively. The use of these funds have been focused on leveraging other funding sources to deliver affordable housing rental projects. Affordable housing in-lieu fees have been generated from single family housing developments predominantly in the Spring Lake Specific Plan area and also includes one subdivision located outside of Spring Lake, the Prudler development at the corner of East Street and Sports Park Drive. For the off-site fee, the City receives \$1,100 for each market rate unit in Spring Lake prior to final map recordation. Additionally, the in-lieu of affordable housing fees currently average around \$65,000 per required affordable unit.

Discussion:

Affordable Housing Loan Portfolio

Management of the City's affordable housing loan portfolio includes the organization and maintenance of the physical files; maintaining an electronic database of loan agreements, promissory notes, deeds of trust, and affordability agreements; regularly updating a spreadsheet system for tracking individual loans with key borrower information (property address, borrower name, assessor parcel number, source of funds for loan, principal amount of loan, start date of loan, loan term, interest rate, and City monitoring responsibilities); monitoring affordable housing properties (owner-occupied homes and rental projects); preparing payoff notices; reviewing loan subordination requests for compliance with City loan funding sources; and working with individual City borrowers who are experiencing financial difficulties that may put them at risk of defaulting on their principal loans.

The City's ongoing responsibilities for its affordable housing portfolio vary. For example, the City is a HOME funds lender for three multi-family projects: Sycamore Pointe (11 HOME units), Terracina at Spring Lake (85 HOME units), and Rochdale Grange (43 HOME units). Pursuant to Federal HOME requirements, the City monitors each project in January, which involves inspecting a representative sample of the units, reviewing tenant files and property owner documents (insurance coverage, financials, and reserve accounts), and an overall inspection of the exterior facilities. (The HOME monitoring was delayed in 2021 as staff was assigned to additional duties for the COVID-19 pandemic.) For owner-occupied loans (first time homebuyers and rehabilitations), the City contacts the property owners on an annual basis and requires them to certify continued owner-occupancy

and provide proof of homeowner insurance coverage. Currently, the City monitors approximately 90 owner-occupied properties. In some instances, borrowers have received more than one loan from the City.

Affordable Housing In-Lieu and Spring Lake Off-Site Affordable Housing Fees

For Fiscal Year 2021, the City received in-lieu and off-site fee revenues in the amounts of \$1,611,705 and \$92,400, respectively. The City Council in FY 2021 appropriated \$1,482,000 from Fund 327 (Affordable Housing In-Lieu Fees) for construction of the 61-unit permanent supportive housing project at the East Beamer Way Campus and these funds will be expended in FY 2022. The City expended approximately \$1,000,000 from Funds 327 and 321 (Spring Lake Off-Site Affordable Housing Fees) for construction of the emergency shelter project at the East Beamer Way Campus in FY 2021.

Conclusion:

Staff recommends that the City Council receive and file the Fiscal Year 2021 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake affordable housing off-site funds.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. 1998 HOME FTHB Units
2. CDBG OOR
3. Greenwood Units
4. Inclusionary
5. Multi-Family Projects
6. Successor Agency Housing Loans

CITY OF WOODLAND
2021 Housing Loan Portfolio
(1998 HOME FTHB Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Abele Street		HOME	39,259	23-May-02	30 yrs	3% simple	Deferred payment.
2	West Lincoln Avenue		HOME	38,305	2-Oct-01	30 yrs	3% simple	Deferred payment.
3	Princeton Place		HOME	40,000	23-Sep-01	30 yrs	3% simple	Deferred payment.
4	Thomas Street		HOME	39,000	28-Jan-02	30 yrs	3% simple	Deferred payment.
5	Van Buren Place		HOME	40,000	17-Jun-02	30 yrs	3% simple	Deferred payment.
6	Woodland Avenue		HOME	29,070	6-Feb-02	30 yrs	3% simple	Deferred payment.

TOTAL 225,634

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May, City staff verifies payment of property taxes through the Yolo County Assessor's website.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(CDBG Owner-Occupied Rehabilitations)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Betty Court (See Notes)		CDBG	35,000	15-Apr-98	See note	3% simple	Deferred payment.
2	North Cleveland Street		CDBG	29,300	22-Jan-08	30 yrs	3% simple	Deferred payment.
3	Coloma Way		CDBG	42,906	22-Jan-08	30 yrs	3% simple	Deferred payment.
4	Coral Drive		CDBG	47,380	2-Sep-09	30 yrs	3% simple	Deferred payment.
5	Fourth Street		CDBG	36,000	5-Sep-01	?	3% simple	?
6	Harvard Court		CDBG	10,750	18-Aug-10	15 yrs	3% simple	Deferred payment.
7	Schuerle Street		CDBG	40,708	3-Aug-10	30 yrs	3% simple	Deferred payment.
8	Sixth Street		CDBG	72,549	23-Jan-09	30 yrs	3% simple	Deferred payment.

TOTAL 309,281

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May, City staff verifies payment of property taxes through the Yolo County Assessor's website.

Notes

Repayment of Betty Court loan deferred until sale or death, whichever occurs first.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(Greenwood RDA Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Hecke Drive		RDA Tax Increment	38,320	9-May-03	45 years	None*	Deferred payment.
2	Hecke Drive		RDA Tax Increment	40,720	21-May-03	45 years	None*	Deferred payment.
3	Hecke Drive		RDA Tax Increment	53,920	9-Jun-03	45 years	None*	Deferred payment.
4	Hecke Drive		RDA Tax Increment	54,800	20-May-03	45 years	None*	Deferred payment.
5	Hershey Drive		RDA Tax Increment	40,720	25-Mar-03	45 years	None*	Deferred payment.
6	Hershey Drive		RDA Tax Increment	38,320	18-Apr-03	45 years	None*	Deferred payment.

TOTAL 266,800

*If during the 45-year term of the promissory note, the property is sold to a non-eligible household or maker then deferred contingent interest is paid. The deferred contingent interest is calculated at the lower of the highest rate then allowed by law or two percent (2%) over the prime interest rate announced by Wells Fargo Bank, N.A. (or any successor financial institution). After ten years of home ownership, the principal loan is reduced by ten percent (10%) and an additional ten percent for each subsequent five-year period of ownership. After 45 years of ownership, the principal and interest are forgiven. Loan amounts in table reflect principal reductions that have occurred to date.

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. City staff verifies payment of property taxes in May through the Yolo County Tax Collector's website.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Boyle Place		BEGIN	30,000.00	16Oct08	30 yrs	3% simple	Deferred payment.
2	Boyle Place		BMPP	29,543.00	16Oct08	30 yrs	Recapture	Deferred payment.
3	Boyle Place		CalHome	35,000.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
4	Boyle Place		BMPP	62,543.00	29-Sep-08	30 yrs	Recapture	Deferred payment.
5	Boyle Place		HOME	75,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
6	Boyle Place		BEGIN	30,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
7	Boyle Place		CDBG	12,863.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
8	Briscoe Court		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
9	California Street		HOME	9,000.00	4-Jun-13	30 yrs	3% simple	Deferred payment.
10	Campos Avenue		CalHome	35,000.00	16-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
11	Campos Avenue		BMPP	37,171.00	16-Oct-08	30 yrs	Recapture	Deferred payment.
12	Campos Avenue		BEGIN	30,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
13	Campos Avenue		HOME	45,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
14	Campos Avenue		CalHome	35,000.00	10-Jun-08	30 yrs	SNA	Shared net appreciation, defer pay.
15	Campos Avenue		HOME	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
16	Campos Avenue		BEGIN	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
17	Campos Avenue		BMPP	40,171.00	10-Jun-08	30 yrs	Recapture	Deferred payment.
18	Campos Avenue		BMPP	128,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
19	Campos Avenue		CalHome	35,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
20	Campos Avenue		BMPP	45,822.00	31-Jan-08	30 yrs	Recapture	Deferred payment.
21	Campos Avenue		CDBG	20,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
22	Campos Avenue		BMPP	108,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
23	Campos Avenue		RDA TI	45,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
24	Campos Avenue		BEGIN	30,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
25	Carriage Drive		BEGIN	58,400.00	4-Nov-16	30 yrs	3% simple	Deferred payment.
26	Carriage Drive		HTF	4,600.00	4-Nov-16	30 yrs	3% simple	Deferred payment.
27	Harry Lorenzo Drive		BMPP	42,910.00	20-Apr-17	30 yrs	Recapture	Deferred payment.
28	Hawkins Court		BMPP	57,042.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
29	Hawkins Court		HOME	70,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
30	Holland Way		CalHome	35,000.00	21-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.
31	Holland Way		BMPP	69,832.00	21-Nov-07	30 yrs	Recapture	Deferred payment.
32	Holland Way		CDBG	25,000.00	26-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

33	Holland Way		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
34	Liberty Lane		BEGIN	30,000.00	30-Oct-06	30 yrs	3% simple	Deferred payment.
35	Liberty Lane		BMPP	109,536.00	10-Jul-06	30 yrs	Recapture	Deferred payment.
36	Liberty Lane		BEGIN	30,000.00	12-Jul-06	30 yrs	3% simple	Deferred payment.
37	Liberty Lane		BMPP	109,536.00	12-Jul-06	30 yrs	Recapture	Deferred payment.
38	Liberty Lane		BEGIN	30,000.00	7-Jul-06	30 yrs	3% simple	Deferred payment.
39	Liberty Lane		BMPP	103,036.00	7-Jul-06	30 yrs	Recapture	Deferred payment.
40	Liberty Lane		BEGIN	30,000.00	7-Nov-06	30 yrs	3% simple	Deferred payment.
41	Liberty Lane		BMPP	103,036.00	7-Nov-06	30 yrs	Recapture	Deferred payment.
42	Mack Way		CalHome	27,917.00	24-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
43	Mack Way		BMPP	25,543.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
44	Mack Way		HOME	60,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
45	Mack Way		BEGIN	30,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
46	Mack Way		BMPP	87,413.00	2-Jul-08	30 yrs	Recapture	Deferred payment.
47	Mack Way		CalHome	35,000.00	12-Aug-08	30 yrs	SNA	Shared net appreciation, defer pay.
48	Mack Way		HOME	55,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
49	Mack Way		BMPP	82,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
50	Mack Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
51	Mack Way		CalHome	35,000.00	25-Nov-08	30 yrs	SNA	Shared net appreciation, defer pay.
52	Mack Way		HOME	54,625.00	25-Nov-08	30 yrs	3% simple	Deferred payment.
53	Mack Way		BEGIN	30,000.00	25-Nov-08	30 yrs	3% simple	Deferred payment.
54	Mack Way		BMPP	29,543.00	25-Nov-08	30 yrs	Recapture	Deferred payment.
55	Mack Way		HOME	15,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
56	Mack Way		BEGIN	30,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
57	Mack Way		BMPP	6,182.00	5-Mar-09	30 yrs	Recapture	Deferred payment.
58	Mezger Drive		HOME	63,000.00	13-Jun-13	30 yrs	3% simple	Deferred payment.
59	Mezger Drive		HOME	75,000.00	12-Jun-13	30 yrs	3% simple	Deferred payment.
60	Mezger Drive		HOME	15,000.00	10-Jul-13	30 yrs	3% simple	Deferred payment.
61	Miekle Avenue		HOME	70,000.00	13-Jun-07	30 yrs	3% simple	Deferred payment.
62	Miekle Avenue		BMPP	89,508.00	13-Jun-07	30 yrs	Recapture	Deferred payment.
63	Miekle Avenue		HOME	50,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
64	Miekle Avenue		BMPP	74,518.00	7-Aug-07	30 yrs	Recapture	Deferred payment.
65	Miekle Avenue		CalHome	35,000.00	28-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
66	Miekle Avenue		BMPP	9,171.00	28-Oct-08	30 yrs	Recapture	Deferred payment.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

67	Miekle Avenue		HOME	25,000.00	28-Oct-08	30 yrs	3% simple	Deferred payment.
68	Miekle Avenue		SL Off-Site Fund	75,000.00	8-Dec-15	30 yrs	3% simple	Deferred payment.
69	Miller Court		BMPP	86,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
70	Miller Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
72	Molly Avenue		HOME	69,760.82	29-Jul-13	30 yrs	3% simple	Deferred payment.
73	Neal Way		CalHome	35,000.00	17-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
74	Neal Way		HOME	27,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
75	Neal Way		BEGIN	30,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
76	Neal Way		BMPP	29,543.00	17-Sep-08	30 yrs	Recapture	Deferred payment.
77	Neal Way		BEGIN	30,000.00	15-Sep-08	30 yrs	3% simple	Deferred payment.
78	Neal Way		BMPP	62,413.00	15-Sep-08	30 yrs	Recapture	Deferred payment.
79	Neal Way		HOME	40,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
80	Neal Way		BMPP	77,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
81	Neal Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
82	Nicolson Circle		BEGIN	30,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
83	Nicolson Circle		BMPP	33,171.00	21-Oct-08	30 yrs	Recapture	Deferred payment.
84	Nicolson Circle		HOME	20,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
85	Ochoa Court		BMPP	96,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
86	Ochoa Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
87	Ortiz Avenue		HOME	70,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
88	Ortiz Avenue		BMPP	63,909.00	7-Aug-07	30 yrs	Recapture	Deferred payment.
89	Ortiz Avenue		BEGIN	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
90	Ortiz Avenue		BMPP	46,645.00	10-Jun-08	30 yrs	Recapture	Deferred payment.
91	Ragen Street		CalHome	25,000.00	6-Jul-09	30 yrs	SNA	Shared net appreciation, defer pay.
92	Ragen Street		HOME	15,000.00	6-Jul-09	30 yrs	3% simple	Shared net appreciation, defer pay.
93	Rico Court		HOME	70,000.00	5-Dec-08	30 yrs	3% simple	Deferred payment.
94	Rico Court		BMPP	52,042.00	5-Dec-08	30 yrs	Recapture	Deferred payment.
95	Rominger Street		HOME	74,741.00	29-Nov-12	30 yrs	3% simple	Deferred payment.
96	Rominger Street		HOME	71,500.00	12-Dec-11	30 yrs	3% simple	Deferred payment.
97	Savala Court		BMPP	46,042.00	11-Mar-09	30 yrs	Recapture	Deferred payment.
98	Simpson Street		RDA TI	47,030.00	4-Jan-10	30 yrs	3% simple	Deferred payment.
99	Simpson Street		BMPP	12,010.00	4-Jan-10	30 yrs	Recapture	Deferred payment.
100	Simpson Street		HOME	40,000.00	15-Jun-09	30 yrs	3% simple	Deferred payment.
101	Stonehaven Loop		BMPP	112,042.00	12-Feb-08	30 yrs	Recapture	Shared net appreciation, defer pay.

CITY OF WOODLAND
2021 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

102	Strong Drive		BMPP	43,029.00	23-Mar-17	30 yrs	Recapture	Deferred payment.
103	Vaca Court		BMPP	142,042.00	21-Dec-07	30 yrs	Recapture	Shared net appreciation, defer pay.
104	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
105	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
106	Village Lane		BEGIN	30,000.00	21-May-07	30 yrs	3% simple	Deferred payment.
107	Village Lane		BMPP	108,335.00	21-May-07	30 yrs	Recapture	Deferred payment.
108	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
109	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
110	Village Lane		HOME	60,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
111	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
112	Village Lane		BMPP	108,335.00	15-May-07	30 yrs	Recapture	Deferred payment.
113	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
114	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
115	Village Lane		BEGIN	30,000.00	30-May-07	30 yrs	3% simple	Deferred payment.
116	Village Lane		BMPP	108,335.00	30-May-07	30 yrs	Recapture	Deferred payment.
117	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
118	Village Lane		BMPP	118,135.00	15-May-07	30 yrs	Recapture	Deferred payment.

TOTAL 6,165,966.98

Source of Funds Legend

BEGIN = Building Equity and Growth in Neighborhoods

BMPP = Below Market Purchase Price (City and property owner share in portion of sale proceeds that exceeds initial market price - recapture provision.)

CDBG = Community Development Block Grant

HTF = Housing Trust Fund

RDA TI = Redevelopment Agency Tax Increment

SL Off-Site Fund = Spring Lake Off-Site Affordable Housing Fund

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information.

In May, City staff verifies payment of property taxes through the Yolo County Tax Collector's website.

CITY OF WOODLAND
2021 Housing Loan Portfolio, Multi-Family Projects

	Street Address	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St	066-092-069	Casa del Sol	RDA Tax Increment	150,000.00	27-Dec-00	20 yrs	5% simple	In repayment, balance less than \$30,000.
2	709 East St	066-092-069	Casa del Sol	CDBG Section 108	1,000,000.00	10-Nov-06	55 yrs	1.25% simple	Deferred payment, residual cash flow provision.
3	436 Main St	See below	Hotel Woodland	RDA Tax Increment	245,076.93	10-Jan-94	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
4	436 Main St	See below	Hotel Woodland	CDBG	400,000.00	11-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
5	436 Main St	See below	Hotel Woodland	CDBG	74,342.00	16-Sep-96	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
6	436 Main St	See below	Hotel Woodland	CDBG	50,000.00	18-Oct-95	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
7	436 Main St	See below	Hotel Woodland	CDBG	89,422.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
8	436 Main St	See below	Hotel Woodland	CDBG	42,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
9	436 Main St	See below	Hotel Woodland	CDBG	800,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
10	1313 E Gibson Rd	066-200-052	Leisureville	HOME & CDBG	1,227,381.00	7-Apr-95	30 yrs	3% simple	Deferred payment, residual receipts provision.
11	2170 Farmers Central Rd	042-010-062	Mutual Housing 1	Spring Lake Off-Site Affordable Hsng Fund	910,000.00	20-Dec-13	57 yrs	3% simple	Deferred payment, residual receipts provision, and maturity date December 23, 2070.
12	2170 Farmers Central Rd	042-010-062	Mutual Housing 2	Spring Lake Off-Site & Affdble Hsng In-Lieu	1,500,000.00	12-Mar-18	55 yrs	3% simple	Deferred payment, residual receipts provisions, and mauturity date May 1, 2074.
13	2090 Heritage Parkway	042-580-009	Rochdale Grange	HOME	4,000,000.00	25-Feb-10	55 yrs	3% simple	Deferred payment, residual receipts provision.
14	521 Pioneer Ave	027-860-027	Sycamore Pointe	HOME	885,000.00	1-May-99	32 yrs	3% simple	Deferred payment, maturity date 31Dec31.
15	1620 Miekle Ave	042-580-018	Terracina	HOME	4,189,000.00	12-Sep-06	55 yrs	3% simple	Deferred payment, residual receipts provision.
16	1620 Miekle Ave	042-580-018	Terracina	Land & cash from mkt rate developer.	1,732,000.00	20-Dec-07	55 yrs	None	No repayment and interest accrual as long as units affordable and other obligations meet.
17	1620 Miekle Ave	042-580-018	Terracina	Cash from mkt rate developer	722,122.00	20-Dec-07	35 yrs	3.4% simple	Deferred payment.

Notes

TOTAL 17,898,343.93

1. Hotel Woodland (436 Main St) APNs are 006-620-009, 010, 011, 012, 013, 014, 015, 016, and 017.
2. Loans for Items 6-8 are covered under one promissory note.

Ongoing City Responsibilities

1. Casa del Sol (709 East St) - Loan assisted borrower with demolition of Dana Motel site. Ongoing City responsibilities limited to servicing loan.
2. Casa del Sol (709 East St) - Review of annual audit for residual cash flow calculation. Loan becomes fully amortized between years 40 and 55.
- 3 through 9. Hotel Woodland (436 Main St) - Review of annual audit for project and residual cash flow calculation and review of annual tax credit project status report.
10. Leisureville (1313 E. Gibson Rd) - Review of annual audit, residual receipts calculation, proposed annual budget, and semi-annual reports. Also, income verify new residents applying for CDBG-funded low-income loan share program.
11. Mutual Housing 1- Affordable housing monitoring addressed by covenants recorded by senior lenders (State of California and USDA) and California Tax Credit Allocation Committee. Staff reviews annual audit for residual cash flow calculation.

CITY OF WOODLAND

2021 Housing Loan Portfolio, Multi-Family Projects

12. Review of proposed annual budget, annual audit, annual residual receipts calculation, and annual tax credit project status report.

13 - 17. Affordable housing monitoring conducted on annual basis through unit inspections and unit file reviews. The results of the monitoring reported to California Department of Housing and Community Development (HOME program).

WOODLAND HOUSING SUCCESSOR AGENCY

2021 Housing Loan Portfolio

	Street Address/Borrower	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St/Community Housing Opportunities Corporation	066-092-069	Casa del Sol	HELP (CalHFA)	1,000,000	18-Dec-01	8 yrs	3% simple	Deferred payment, due 17-Dec-09.
2	186 Muir St/Heritage Oaks, L.P.	064-271-011	Heritage Oaks	HELP (CalHFA)	N/A	N/A	N/A	N/A	See Note
3	35 West Clover St/Fair Plaza Senior Apartments, L.P.	064-242-006	Fair Plaza East	HELP (CalHFA), Redevelopment Tax increment	1,317,000	3-Apr-08	32 yrs	3.5% simple	Deferred payment, due 1-Apr-40.

TOTAL 2,317,000

Note

Heritage Oaks loan was paid off in 2019 and affordability covenant remains in effect through at least February 1, 2060.

Ongoing Successor Agency Responsibilities

Borrowers for Heritage Oaks and Fair Plaza East required to submit annual report to the Housing Successor Agency in order for staff to verify compliance with affordability covenants. Staff reviews annual audits of Casa del Sol and Fair Plaza to determine whether residual receipts payments to the City are triggered.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.11
SUBJECT: Authorize the Lease Purchase of a Replacement for Vehicle #074 for the Fire Department

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the lease purchase of a Skeeter Truck as a replacement vehicle for #074 through National Cooperative Leasing (NCL) under Sourcewell Contract #011620-NCL for a total amount of \$309,533.82.

Staff Contact:

Troy Thompson, Fleet & Facilities Manager, troy.thompson@cityofwoodland.org, 530-661-5956

Fiscal Impact:

The purchase price of the replacement vehicle, including related finance charges from the lease, totals \$310,033.82. A down payment of \$70,538 (lease reserves from FY 20 and FY 21) will reduce the lease amount to \$238,995.82. The proposed lease payments for the replacement vehicle are \$38,345.89 per year for seven (7) years. No additional budget appropriations are required at this time.

Background:

The existing vehicle was scheduled for replacement in FY 22 due to age and high maintenance costs. Fleet Services received a quote from Golden State under HGAC FS12-19, Code FS19BBB03 in the amount of \$309,533.82 (does not include Documentation Fee). The lease will be through National Cooperative Leasing (NCL) under Sourcewell Contract #01620-NCL.

Discussion:

Staff will execute the lease agreement with NCL once the City Council approves this resolution. The new Skeeter Truck should be fully operational and ready for use in the Spring of 2022. The City of Woodland will be the titled owner for the vehicle with NCL as the lienholder until the lease has been paid in full.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the lease purchase of a Skeeter Truck as a replacement vehicle for #074 through National Cooperative Leasing (NCL) under Sourcewell Contract #011620-NCL for a total amount of \$309,533.82.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Craig Locke, Public Works Director

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Golden State Skeeter Brush Proposal
2. NCL Leasing Proposal
3. Resolution for Lease Purchase



PROPOSAL PREPARED FOR
City of Woodland
Skeeter Brush Trucks, LLC
Type 5 Wildland Pumper
HGAC FS12-19, Code FS19BBB03
July 5, 2021

SALES CONSULTANT
Mark Paulsen
Golden State Fire Apparatus, Inc.
7400 Reese Road
Sacramento, CA 95828
916.330.1638 Office
209.996.8830 Cell
mark@goldenstatefire.com

PARTS, SERVICE & SUPPORT
Golden State Emergency Vehicle Service, Inc.
7400 Reese Road
Sacramento, CA 95828
916.330.1638 Office
parts@goldenstatefire.com

PROPOSAL PREPARED FOR:

City of Woodland
300 First Street.
Woodland, CA 95695

Submitted Date:	July 5, 2021
Proposal Number:	60705-21
Expiration Date:	September 17, 2021
Sales Consultant:	Mark Paulsen

Pursuant to this proposal (the "Proposal"), Golden State Fire Apparatus, Inc. ("GSFA") hereby proposes to furnish CITY OF WOODLAND ("Customer"), the following fire apparatus and equipment, hereinafter called the "Product":

#	Description	Unit Price
A	One (1) Skeeter Brush Trucks, LLC Type 5 Wildland Pumper	224,471.91
D	Woodland FD Loose Fire Fighting Equipment	50,000.00
E	Two (2) Factory Inspection Trip for two (2) FFD Representatives	5,624.00
F	Delivery / Dealer Preparation	5,500.00
G	100% Performance Bond	3,133.00
H	Pre-Payment Discount for 100% Payment at Time of Order	(2,130.00)
SUBTOTAL		286,598.91
8.00% State Sales Tax		22,927.91
California Tire Fee		7.00
GRAND TOTAL		309,533.82



PROPOSAL SUMMARY

This Proposal includes the following items in accordance with the specifications hereto attached:

- Fire apparatus and equipment
- 100% performance bond
- Factory final inspection trip
- Factory pre-construction trip
- Pre-delivery inspection/services by GSFA
- Delivery to GSFA service center in Sacramento
- Demonstration and familiarization of the Product
- California Tire Fee

PRODUCT COMPLETION

The Product shall be built in accordance with the specifications hereto attached within approximately **385 to 415** calendar days after Customer's acceptance of this Proposal, subject to the force majeure provisions contained in the Purchase Agreement (defined below). The Purchase Agreement shall further describe the delivery schedule for the Product.

DELIVERY LOCATION

Product shall be shipped in accordance with the specifications hereto attached and be delivered to you at **WOODLAND, CALIFORNIA**. Prior to final delivery of the Product to Customer, Customer agrees to provide proof of liability and physical damage insurance to GSFA. GSFA shall not deliver the Product until such proof of insurance is provided.

ACCEPTING THIS PROPOSAL

In the event Customer wishes to purchase the Product described in this Proposal and the attached specifications, then, prior to the expiration date listed on page 2 of this Proposal, Customer shall sign and return this Proposal. Thereafter, GSFA and Customer will endeavor to enter into a purchase agreement incorporating this Proposal and including additional terms (a "Purchase Agreement"). If Customer returns a signed copy of this Proposal alone, GSFA will send Customer its form of Purchase Agreement for Customer's review and signature. **If Customer desires to use its standard form of purchase order as the Purchase Agreement, then Customer should return a signed copy of this Proposal along with a copy of such purchase order. All purchase orders shall be made out to GSFA.** GSFA will review such purchase order and contact the Customer regarding any required revisions. Only upon a full execution of a Purchase Agreement shall GSFA and Customer be obligated to purchase and sell the Product set forth in this Proposal.

TERMS AND CONDITIONS

The following Terms and Conditions are hereby made part of this Proposal:

1. Payment Terms, 100% Pre-Payment at Time of Order –

Customer shall pay the amount listed on page 2 of this Proposal, which includes: (i) the total price for the Product (the "Purchase Price") less the Pre-Payment discount, (ii) the estimated state sales tax on the Product, and (iii) the California tire fee (together with the Purchase Price and estimated state sales tax, the "Grand Total") within fifteen (15) calendar days from the date on which the Purchase Agreement is fully executed. In the event Customer does not pay GSFA the Grand Total in the timeframe set forth in this Section 1, Customer shall not receive the Pre-Payment discount shown on page 2 of this Proposal and GSFA may, in its sole discretion cancel the Purchase Agreement entered into between the parties.

2. Multiple Unit Purchase – If the Purchase Price includes pricing for multiple units, the price stated on this Proposal shall only be valid if the quantity of Products being proposed are purchased at the same time, pursuant to the same Purchase Agreement.

3. Stock / Demo Units – If applicable, any stock/demo units, including those identified by this Proposal, are available for sale on an as-is, first-come and first served-basis. Regardless of this Proposal, the first Customer to enter into a Purchase Agreement identifying any such stock/demo units shall obtain said units.

4. Order Changes – The Customer may request that GSFA incorporate a change to the Product or the Specifications for the Product by delivering a written change order to GSFA, which shall include a description of the proposed change sufficient to permit GSFA to evaluate the feasibility of such change (a "Change Order"). GSFA will provide Customer a written response (a "Response") stating (i) whether GSFA will accommodate such Change Order (which GSFA may decide in its sole and absolute discretion) and (ii) the terms of the modification to the order, including any increase or decrease in the Purchase Price resulting from such Change Order, and any effect on production scheduling or Delivery resulting from such Change Order. Customer shall have seven (7) days after receipt of the Response to notify GSFA as to whether Customer desires to make the changes GSFA has approved in the Response. In the event Customer counter-signs GSFA's Response, Customer shall pay the increase (or be refunded the decrease) in the Purchase Price prior to final delivery to Customer location.

Thank you for providing Golden State Fire Apparatus, Inc. with the opportunity to provide this proposal. If you have any questions regarding the options presented or need additional options, please contact me.

Sincerely,

Mark Paulsen
Golden State Fire Apparatus, Inc.

5. Force Majeure – GSFA shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond GSFA's and manufacturer's control and which make GSFA's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

6. Cancellation/Termination – In the event Customer and GSFA enter into a Purchase Agreement and Customer thereafter cancels or terminates the Purchase Agreement, GSFA will charge a cancellation fee as follows: (a) 10% of the Purchase Price after order is accepted and entered by GSFA; (b) 20% of the Purchase Price after completion of the pre-construction phase of the order process; and (c) 50% of the Purchase Price after the requisition of any materials or commencement of any manufacturing or assembly of the Product by either GSFA or the manufacturer of the Product. The tier of cancellation fee applicable to any cancellation shall be in the sole and absolute discretion of GSFA.

7. State Sales Tax – Customer shall be responsible for the cost of state sales tax associated with, or attributable to the Product. The taxes owed by Customer for the Product is subject to adjustment for the applicable state sales tax rate in effect when the Product is delivered to the Customer. Therefore, the sales tax will be increased or decreased at the time of delivery if a change in the sales tax rate has occurred, in which case Customer shall pay GSFA (or be refunded by GSFA) the applicable change in sales tax.

8. Proposal Expiration – After the Expiration Date shown on page one of this Proposal, Customer shall require GSFA's written consent to accept this Proposal.

9. Governing Law – This Proposal is to be governed by and under the laws of the state of California.



www.goldenstatefire.com
7400 Reese Road
Sacramento, CA 95828
Office 916.330.1638
Fax 916.330.1649

I, _____ authorized representative of CITY OF WOODLAND agrees to purchase the proposed Product(s) and agree to the terms and conditions of this proposal and the specifications hereto attached.

SIGNATURE: _____ DATE: _____

TITLE: _____



Specification for:
NWCG Type 5 Wildland Engine
RAM 5500 - 4x4 - Diesel - 4 Door
Rescue Side, Alum, 114

Submitted To:
Jim Dahl,
Woodland, City of
1000 Lincoln Ave Woodland, CA 95695

Specification **4619**
April 12, 2021

Prepared by:
Mark Paulsen
Golden State Fire Apparatus, Inc.

Proposal

We are pleased to submit the following specifications to you for a **Dodge Type 5** per your request for quotation. The following paragraphs will describe in detail the apparatus proposed. Loose equipment not specifically requested will not be provided.

Skeeter Brush Trucks, LLC. a wholly owned company of Siddons-Martin Emergency Group, is a custom fire apparatus manufacturer specializing in Brush-Grass-Wildland fire fighting vehicles. Our 22,000 square foot manufacturing facility is located in Hillsboro, Texas and is operated by some of the most experienced wildland firefighting vehicle manufacturing individuals in the business. Our performance and quality minded approach to manufacturing generates some of the most reliable vehicles in the industry, thus yielding a very high return on investment.

Skeeter Brush Trucks, LLC. provides the very best sole source product and service solutions to the fire service. Skeeter Brush Trucks LLC carries \$1,000,000 in liability insurance, with \$3,000,000 in excess umbrella liability insurance. The opportunity to place this Skeeter Brush Truck in your department is greatly appreciated and we are certain it will fulfill your every requirement. We look forward to working for you.

Siddons-Martin Emergency Group sales and service professionals are dedicated and experienced in all aspects of the fire apparatus business. Our core business is the sales and service of fire apparatus.

Service Advantage

Siddons-Martin Emergency Group currently staffs sixteen (16) service centers located throughout Texas, Louisiana, and New Mexico, and maintains a fleet of service vehicles to provide on-site service of your SKEETER Brush Truck. The Siddons-Martin Emergency Group Service Department is dedicated to the fire service and provides service and maintenance exclusively on fire apparatus. Siddons-Martin Emergency Group employs numerous EVT trained technicians and is constantly engaged in continuing factory and EVT training classes and programs in order to stay abreast of the rapidly improving technologies incorporated within today's fire apparatus. SMEG is an authorized sales and service dealer for Pierce Mfg., and an authorized service center for Waterous, Hale, and Darley fire pumps, and an OEM distributor for all major fire equipment accessories.

Construction and Design

Skeeter Brush Trucks body and component designs are engineered. Body construction (unless otherwise noted) is done in-house, using the best in design and materials. RBM's for body frames are among the very highest in the industry. Wiring harnesses are custom manufactured in-house, and meet or exceed OEM standards. All wiring is protected, run through conduit, and distributed through one, easily accessed, sealed control box.

Chassis Operation Manual

The chassis manufacturer shall provide one (1) operational manual.Â This manual may be in either a notebook type binder, with reference tabs or a compact disk (CD) with all of the printed material in an electronic format (Adobe Acrobat PDF).

Fire Pump Operational Manual

A fire pump service, instruction, and operational manual shall be supplied.Â This manual may be in either a notebook type binder, with reference tabs or a compact disk (CD) with all of the printed material in an electronic format (Adobe Acrobat PDF).

Foam System Operational Manual

A foam system service, instruction, and operational manual shall be supplied.Â This manual may be in either a notebook type binder, with reference tabs or a compact disk (CD) with all of the printed material in an electronic format (Adobe Acrobat PDF).

Apparatus Operational Manuals

The chassis manufacturer shall provide one (1) operational manual. This manual may be in either a notebook type binder, with reference tabs or USB thumb drive with all of the printed material in an electronic format (Adobe Acrobat PDF).

100044.1 - PAINT

1. Cab Color: Red
2. Cab Secondary Color: N/A
3. Description: Solid Red

100520.1 - WINDOW TINT

Window tinting for all windows will be provided.

The tint color shall be: (SPECIFY)

The front tint % shall be: (SPECIFY)

The rear tin % shall be: (SPECIFY)

100008.2 - CHASSIS SPECIFICATIONS

One (1) RAM D5500 rear axle drive 4 x 4, dual rear wheels (DRW), four door, SL cab and chassis

GVWR: 19,000 pounds

Wheelbase: 172.2"

Cab to Axle: 60"

Bumper and Grille: Chrome

Tow Hooks: front loops

Front Axle and Suspension: 7,250# front axle, 7,250# front suspension package, stabilizer bar, front shock

Tires: two (2) front tires shall be 225/70R19.50, radial all weather highway tread

Front Wheels: two (2) 19.50" x 6.00" steel disc, ten (10)-hole pattern steel disc wheels, GRAY

Rear Axle and Suspension: 13,500# wide track rear axle, 13,500# suspension package, stabilizer bar, limited slip

4.88 gears

Tires: four (4) 225/70R19.50 all weather type radial tires

Rear Wheels: four (4) 19.50" x 6.00" steel disc, ten (10)-hole pattern steel disc wheels, GRAY

Braking System: four (4) wheel disc brake system with an Anti Lock (ABS)

Engine:

- Model: Cummins 6.7 turbo-charged diesel
- Number of Cylinders: Six (6) "I6" configuration
- Displacement: 6.7 liters
- Rated Brake Horsepower: 305 at 2800 rpm
- Torque: 610 ft lbs
- Turbocharger
- Urea Exhaust Treatment Supplement

Cooling System: a coolant mixture protected to -30 degrees Fahrenheit

Exhaust System: horizontally mounted, discharge on passenger's side aft of wheels

Fuel Tank: 52 gallon rear mounted, driver's side filler extension

Transmission: six speed automatic

Steering: power steering system

Batteries: two (2) 78 amp-hr 730CCA 12-volt batteries

Alternator: single 180 amp 12 volt

Cab Construction: SL Series four (4) door steel construction, sun visors, tinted glass, roof clearance lights, grab handles interior

Mirrors: manual telescope fold-away in/out for view.

Cab Paint: single color,

Safety: air bags front

Climate Controls: controls for heat, defroster, and air conditioning

Window and Door Controls: manual

Cab Instruments: standard type, four (4) rocker switches

Drivers and Passenger Seat: vinyl bucket type seats with three (3) point safety harness, bench rear seat.

Printed Manuals: one (1) printed chassis operation manual

Cab Accessories: radio, two radio speakers and antenna

RAM Warranty: Entire Vehicle: 3 year/36,000 miles

Engine: 5 year/100,000 miles

Drivetrain: 5 year/100,000 miles

203807.1 - 60" CAB TO AXLE

The chassis Cab to Axle measurement shall be 60".

100037.1 - POWER PACKAGE

The chassis shall be equipped with power locks, windows, and heated power mirrors.

203918.1 - FLEET/GOVERNMENT INCENTIVE DISCOUNT

*** NOTE*** Pricing quoted is contingent upon the end user (customer) filing for and receiving OEM Fleet/Government Pricing Number.

*** FAILURE BY THE CUSTOMER TO RECEIVE THE OEM FLEET/GOVERNMENT PRICING NUMBER WILL RESULT IN FULL LIST PRICE BEING CHARGED FOR THE CHASSIS ***

100447.1 - BUMPER HOSE COMPARTMENT - CENTER (WITHOUT LID)

The front center of the bumper extension shall be equipped with aluminum hose storage compartment with a capacity of 50 feet of 1-1/2" hose and nozzle. The floor of the compartment shall have plastic grating and drain holes installed. The compartment shall be equipped with a nylon safety strap and latch to comply with applicable NFPA standards.

100603.2 - CHASSIS LIFT KIT

A Pryor Lift Machine (#PRD-71-2500D) adjustable front chassis lift kit shall be installed. It shall consist of spacers on the front coil springs, and blocks on the rear leaf springs (if needed).

NOTE: NOT APPLICABLE FOR TIRE SIZES OVER 285/70R19.5

203914.2 - FRONT AND REAR SUPER SINGLE TIRES AND WHEELS

There shall be four (4) Toyo M608 super single front and rear tires, There shall be 285/70R19.5, radial all terrain tread. The tire weight rating shall be load range "H" (6,395 lbs), and the speed rating shall be 75 mph.

There shall be four ALUMINUM Accuride 10 x 225mm pn #40018 (4) wheels for the front and rear tires. There shall be 19.5"

x 8.25" disc, ten (10)-hole pattern with a rating to match or exceed the tire rating.

NOTE: REQUIRES 2" LIFT MINIMUM [More](#)

100051.1 - ALUMINUM WHEELS

The exposed chassis wheels shall be aluminum.

NOTE: This option is for stock OEM tires only.

100052.1 - NO SPARE TIRE

No spare tire shall be supplied.

100057.1 - SPARE TIRE MOUNT

There shall be no spare tire mount

100062.2 - FRONT BUMPER

The factory bumper shall be removed and replaced with a custom fabricated, heavy duty aluminum bumper.

There shall NOT be a grille guard.

BUMPER SHALL BE DA FINISH

100058.1 - REAR MUD FLAPS

The chassis shall be supplied with mud flaps with the manufacturer's logo. The mud flaps shall be installed behind the rear wheels.

100063.1 - FRONT BUMPER SKID PLATE 1/4"

A 1/4" (0.25") aluminum skid plate will be installed from the bumper area extending below the bumper and chassis radiator area.

100065.1 - TRANSFER CASE SKID PLATE, LONG

A removable heavy .250" aluminum skid plate assembly shall be installed to protect the oil pan and transfer case.

203901.1 - ELECTRIC FOLD DOWN CAB STEPS

The cab shall be equipped with two (2) AMP Research electric fold-down cab steps, one (1) each side. The steps shall deploy automatically when the corresponding cab door opens, and retract when the door closes.

100086.1 - CUSTOM FABRICATED CONSOLE AND SWITCH PANEL

A custom fabricated poly (plastic) electrical console and enclosure shall be located between the driver's and passenger's seats. It shall house the siren, switches, cup holder, and auxiliary equipment.

100543.1 - 12 VOLT POWER SOURCES

Three (3) 12 volt plug-in utility power outlets rated at 15 amps shall be provided in cab.

LOCATIONS: Determined at preconstruction.

100082.1 - WINCH -- FRONT MOUNTED

A Warn Winch Company Model 16.5ti PN68801 16,500# capacity 12-volt electric powered winch shall be permanently installed at the front center bumper extension area . The unit shall include the following:

- a) 16,500# rated load
- b) Thermo-metric indicator for motor temperature monitoring
- c) Cable roller guide assembly
- d) 90 feet of 7/16" diameter galvanized cable and hawse fairlead & safety hook assembly shall be supplied.
- e) Winch speed shall be constant with forward and reverse modes controlled with a push button device at the end of a 12 feet (12') minimum control cable which connects to the winch through a weatherproof receptacle.

100178.1 - REAR RECEIVER

The rear of the chassis shall be equipped with one (1) square steel tube receiver assembly for high or low angle rescue, trailer use, and winch applications. It shall be the same size as a Class III trailer hitch and shall be attached to the chassis frame assembly. The receiver shall be rated at approximately 10,000#.

The rear receiver assembly shall be equipped with two (2) heavy duty rear tow loops, one (1) each side.

100680.1 - FIRE PUMP SPECIFICATIONS

Darley model number 2-1/2AGE 24 K diesel powered, centrifugal portable pump shall be provided. The medium pressure, medium volume pump, gear driven, engine mounted shall meet the following performance requirements:

300 GPM @ 70 PSI
225 GPM @ 100 PSI
125 GPM @ 150 PSI
50 GPM @ 170 PSI

Pump Design

Pump casing shall be of anodized aluminum and vertically split, with a minimum tensile strength of 33,900 PSI - bronze-fitted. Pump ratio to be selected by the manufacturer's Engineering Department. Seal rings shall be renewable, double labyrinth, wrap around bronze type. Bearings are to be heavy duty, deep groove, radial-type ball bearings, oversized for long life. Bearings to be protected at all openings from road dirt and water splash with oil seals and water slingers.

Mechanical Seal

The pump shall be furnished with a Darley maintenance free mechanical seal. The mechanical seal shall be a non-contacting, non-wearing seal design. Seal shall be a Silicon Carbide Mechanical seals with welded springs. The stationary face of mechanical seals shall be made from Silicon Carbide, and be extremely hard and of a heat dissipative material, which resists wear and dry running damage much better than conventional Ni-resist and Tungsten Carbide materials

Pump Shaft

Pump drive shaft shall be precision ground, heat treated alloy steel, with a 1-3/8 spline. Gears shall be helical design, and shall be precision ground for quiet operation and extended life. The pump shaft shall be splined to receive broached impeller hubs, for greater resistance to wear, torsional vibration, and torque imposed by engine, as well as ease of maintenance and repair. Pump shaft to be precision-ground 416 stainless steel.

Impeller

The impeller shall be a high strength bronze alloy, splined to the pump shaft for precision fit, durability, and ease of maintenance.

Impeller shaft oil seals shall be constructed to be free from steel components except for the internal lip spring. The impeller shaft oil seals shall carry a lifetime warranty against damage from corrosion from water and other fire-fighting fluids.

Pump Transmission

The transmission case shall be cast iron aluminum with adequate oil reserve capacity to maintain low operating temperature. Pump ratio to be selected by the manufacturer's engineering department. Gears shall be helical in design and precision ground for quiet operation and extended life. Gears to be cut from high strength alloy steel and heat treated. Gear face to be minimum of 1-1/2". Chain drive and/or design requiring extra lubricating pump is not acceptable.

The pump unit shall be supplied with a control panel for remote mounting, panel light, hour meter / tachometer, pressure gauge, on/off ignition switch, and a low oil pressure light, engine choke, engine throttle

Dimensions & Weight

36"L x 22"W x 26"H, 376lbs (170kg)

Suction 2.5" NPTF

Discharge (2) 1.5" NPTF or (1) 2.5" NPTF

Documentation

Pump Warranty/Guarantee to be included with each proposal. Pump warranty shall be for three (3) years. Additional details about the warranty can be found in the Skeeter user's manual of this vehicle.

Engine

Kubota D 902 Diesel: 24 HP, liquid cooled, 12 volt starter, 40 amp alternator, replaceable fuel and oil pump filters.

There shall be an electric oil less primer assembly installed for the auxiliary fire pump. The electric primer assembly shall be capable of taking suction and discharging water with a lift of 10 feet in not more than 30 seconds with the pump dry, through 20 feet of suction hose of appropriate size. A vacuum test with a capped suction of at least 20' long shall develop 22" of vacuum and hold a vacuum with a drop not in excess of 10" in 5 minutes. Priming pump shall be activated by a mechanical/electric valve with a single pull control located at the pump operator's panel area.

100423.1 - THERMAL RELIEF UNIT

There shall be a Trident model brass thermal relief valve installed in the manifold allowing auto dump at 143° water temperature. The thermal relief valve shall auto close at 118° water temperature. There shall be a hose directing water under the body, but in a location visible by the pump operator.

100272.1 - STAINLESS STEEL PLUMBING SYSTEM

The auxiliary fire pump plumbing system shall be built mostly of stainless steel piping, fittings, and connections. Victaulic couplings shall be installed to permit flexing of the plumbing system and allow for quick removal of piping or valves for service. Tank connections and remote plumbing shall use high-pressure flexible piping. Flexible hose couplings shall be threaded stainless steel or Victaulic connections.

100285.1 - VALVES

All valves used in the plumbing installation shall be stainless steel quarter turn full flow type.

The plumbing installation shall include quarter turn ball valves with local "on-valve" handle control, with custom embossed labeling for each valve.

100483.1 - HOSE THREADS

The hose threads shall be National Hose Standard (NH) on all base threads on the apparatus intakes and discharges, unless otherwise specified.

100263.1 - EXHAUST SYSTEM

The auxiliary fire pump and engine assembly shall have a muffler and vertical exhaust pipe. The exhaust pipe shall be directed upward and away from the pump operator. A rain cap will be installed on the vertical exhaust outlet.

100307.1 - PRIMER ASSEMBLY

There shall be an electric oil less primer assembly installed for the auxiliary fire pump. The electric primer assembly shall be capable of taking suction and discharging water with a lift of 10 feet in not more than 30 seconds with the pump dry, through 20 feet of suction hose of appropriate size. A vacuum test with a capped suction of at least 20' long shall develop 22" of vacuum and hold a vacuum with a drop not in excess of 10" in 5 minutes. Priming pump shall be activated by a mechanical/electric valve with a single pull control located at the pump operator's panel area.

100266.1 - FIRE PUMP ENCLOSURE

The fire pump house shall be installed around the pump and engine. The enclosure shall be fabricated of .125" aluminum. Hinged doors and access panels shall be installed for servicing of the engine.

An engine and pump control panel shall be provided at the rear of the vehicle. The following shall be located at the operator's position:

2.5" discharge pressure gauge
start/stop control
throttle control
low oil pressure warning light
tachometer (if so equipped)

The pump control panel shall be mounted at the passenger's rear corner of the body.

100265.1 - PUMP CONTROL PANEL ENCLOSURE

A pump panel enclosure shall be installed. The enclosure shall be fabricated of .125" aluminum with a DA finish, bolted in place with a pump instrument panel installed.

An engine and pump control panel shall be installed in the pump panel enclosure. The following shall be on the pump panel:

2.5" discharge pressure gauge
start/stop control
throttle control
low oil pressure warning light

The pump control panel shall be installed at the passenger's side rear corner of the body.

203844.1 - PUMP CONTROL PANEL, RECESSED IN REAR VERTICAL BODY WALL

A recessed pump panel enclosure shall be installed. The enclosure shall be fabricated of .125" aluminum with a DA finish, bolted in place with a pump instrument panel installed.

An engine and pump control panel shall be provided at the rear of the vehicle. The following shall be located at the operator's position:

2.5" discharge pressure gauge
start/stop control
throttle control
low oil pressure warning light

The pump control panel shall be recessed into the passenger's side rear corner of the rear vertical body wall. It shall be angled slightly for ease of access.

203950.1 - DUAL ELECTRONIC PUMP CONTROLS, DARLEY

There shall be a Darley AC02401 dual electronic pump control system. One (1) control panel shall be installed in the pump control panel at the rear of the truck, and one (1) control panel shall be installed in the center console of the cab.

NOTE: THE SYSTEM WILL ONLY WORK WITH DARLEY DIESEL PUMPS.

The dual system monitors and displays:

- Pump discharge pressure (PSI or
- Engine RPMs
- Engine temperature with warning light
- Engine Oil pressure with warning light
- Battery voltage
- Hour meter
- Power on (indicator light)

The system has controls for:

- Ignition on/off toggle switch
- Start/stop push button
- Electronic throttle toggle switch control
- Push button for wiring to an electric primer
- Automatic preheat timing
- 15-amp circuit protection

100267.1 - FUEL SYSTEM FROM CHASSIS FUEL TANK

The fuel system for the auxiliary fire pump shall be plumbed from the chassis fuel system. There shall be a separate fuel pickup tube mounted in the chassis fuel tank specifically for a separate engine driven pump assembly.

There shall be an electric fuel pump with spin on fuel filter and flexible fuel hose furnished between the chassis fuel tank and the auxiliary pump.

100256.1 - ELECTRIC START WIRING TO CHASSIS

The 12 volt positive and negative cables shall be provided from the chassis battery to the fire pump area, wired through the master disconnect solenoid system. The cables shall have a circuit breaker installed at the chassis battery.

100255.1 - AUXILIARY FIRE PUMP MOUNTING PROVISIONS

The auxiliary fire pump shall be installed at the passenger's side rear of the body. The sub-structure shall have welded in mounting sub-plates between the structural members.

100254.1 - PUMP ENGINE OIL DRAIN

The fire pump engine shall have an oil drain line installed. It shall allow for easy oil draining.

100252.1 - BYPASS FIRE PUMP COOLER

The fire pump shall be equipped with 3/8" cooling line from the pump to the water tank. This re-circulation line shall be controlled by a pump panel control valve with nameplate label noting it as the "fire pump bypass cooler".

100253.1 - FIRE PUMP MASTER DRAIN

The fire pump shall have a master drain at the bottom of the water pump housing.

100273.1 - FRONT BUMPER MANIFOLD SUPPLY

There shall be an 1.5" stainless steel valve, with a flexible supply hose installed to feed the front discharge manifold.

100270.1 - 2-1/2" GATED INTAKE -- REAR

One (1) 2-1/2" gated suction intake shall be installed on rear area to supply the fire pump from an external water supply. The valve shall be controlled with a direct quarter-turn ball valve control handle and shall have 2-1/2" NH female thread with removable screen with plug.

100283.1 - TANK TO PUMP LINE INSTALLATION

The 2.5" tank to pump line shall be installed with a flexible hump hose connection and stainless steel clamps to the water tank. The valve shall be controlled with a manually operated handle directly on the valve.

100416.1 - TANK TO PUMP LINE INSTALLATION - DUAL REMOTE OPERATION

The 2.5" tank to pump line shall be installed with a flexible hump hose connection and stainless steel clamps to the water tank. The valve shall be an Akron electric valve with two (2) remote valve operators, one in the pump panel, and one in the center console.

100281.1 - WATER TANK FILL AND COOLING LINE

One (1) 1" fire pump to water tank refill and bypass cooler line shall be provided. The pump to tank valve shall be a 1" full flow quarter turn ball valve with local control handle. A 1" flex hose shall be installed to the water tank.

100278.1 - 3/4" GARDEN HOSE DISCHARGE -- REAR

One (1) .75" garden hose discharge shall be installed on the rear pump area, controlled by a quarter turn ball valve with local control handle. The discharge shall have a .75" male garden hose threads and cap.

100274.1 - 2-1/2" DISCHARGE -- REAR

One (1) 2-1/2" discharge shall be installed at the rear pump area, controlled by a quarter turn ball valve. The discharge shall have 2-1/2" NH male hose threads. The discharge shall be equipped with 2-1/2" female x 1-1/2" chrome plated brass reducer, 1-1/2" chrome cap and chain.

100426.2 - 1" FRONT BUMPER DISCHARGE -- RIGHT SIDE

One (1) 1" discharge shall be piped to the front bumper area, located on the right side area. The discharge shall be piped

with flexible 1" hose. The outlet shall terminate with stainless steel or chrome plated brass chickens swivel outlet with 1" male threads. Two (2) 1" manually operated quarter turn ball valves shall be installed, one (1) at the bumper area and one (1) rear manifold area, with nameplate label provided at valve control area.

FRONT WHIP LINE HOSE

One (1) 1" x 20 ft 300# working pressure whip line hose shall be installed for the front bumper discharge line.

100441.1 - FRONT OF BODY DISCHARGE (THROUGH THE TANK)

A 1.5" discharge shall be piped from the rear pump area to the front on the body. A 1.5" master control valve shall be installed at the rear pump manifold area with direct control handle. Two 1" valves shall be installed at the front of the water tank.

100290.2 - HOSE REELS

Two (2) Hannay aluminum hose reels shall be installed. The reels shall have leak proof ball bearing swing joints, adjustable friction brakes, electric 12 volt rewind and manual crank rewind provisions. The reels shall be plumbed with wire reinforced, high-pressure hose coupled with brass fittings.

LOCATIONS: one (1) each side of body, on top of the rescue-side compartments, facing outward.

100291.2 - REEL CAPACITY (Qty: 2)

Each hose reel shall have a capacity of 150 feet of hose.

100295.2 - HOSE REEL DISCHARGE (Qty: 2)

One (1) 1" discharge shall be piped from the fire pump to each hose reel with flexible high pressure hose. The quarter turn ball valve shall be on manifold.

100302.2 - NOZZLE MOUNT (Qty: 2)

Each 1" flexible hose discharge shall have a nozzle bracket installed to hold the nozzle in place.

100297.3 - HOSE REEL HOSE

One (1) 100' foot length of 1" water hose shall be installed on the hose reel. The hose shall be equipped with NH threaded couplings and have a 300 PSI working pressure.

100303.1 - HOSE REEL ROLLER

Each hose reel shall be provided with a Hannay top mounted stainless steel roller assembly.

100280.1 - GROUND SWEEP DISCHARGES -- FRONT BUMPER

Two (2) ground sweep discharge nozzles shall be installed, one each side of the front bumper. Each nozzle shall have a 1" electric control valve, switched independently in the cab. The discharges shall be equipped with removable ground sweep nozzles angled accordingly with a 180 degree total front sweep pattern. The flow rate shall be 15-30 gpm.

Each nozzle shall have a custom fabricated brush guard installed to protect from damage when off road. The valves and manifold shall be protected from damage by the front bumper and skid plate.

One (1) 1.5" front bumper ground sweep discharge shall be piped to the front bumper area. The discharge shall be controlled by a 1.5" manual override valve at the rear pump area. Flexible 1.5" diameter high pressure hose shall be provided from the pump to the sweep nozzles with low point drains where necessary.

100424.1 - FOAM SYSTEM

A Trident Foamate ATP 1.0 foam proportioner shall be installed. The unit shall be adjustable, permitting various foam ratio percentages to be deducted depending on the nozzles in use. It shall have a foam capacity of up to 400 gpm. Foam selection percentages between .1 and 1% shall be available. The foam system has been designed for simplicity of operation and maintenance. A flush system shall be installed.

100226.1 - WATER TANK GAUGES

One (1) Class 1 "Intelli-Tank" water tank level gauge shall be installed on pump panel. The tank level gauge shall indicate the liquid level on an easy to read LED display and show increments of 1/8 tank. A pressure transducer shall be mounted on the outside of the tank in an easily accessible area.

CAB MOUNTED -

One (1) Class 1 112124 "Intelli-Tank" mini water tank level gauge shall be installed in the cab or center console. The tank level gauge shall indicate the liquid level on an easy to read LED display and show increments of 1/4 tank.

100200.1 - WATER TANK SPECIFICATIONS

The water tank shall have a capacity of 400 gallons.

100203.1 - TANK BUILD SPEC

The water tank shall be constructed of black polypropylene, poly-welded and tested inside and out. The tank manufacturer shall define the floor, top, sides, ends, and baffles material thickness. The tank shall carry a lifetime warranty.

The transverse and longitudinal swash partitions shall be interlocked and welded to each other as well as to the walls of the tank. The partitions shall be designed and equipped with vent holes to permit air and liquid movement between compartments. The tank covers shall be welded on top and bottom, and the transverse partitions, providing rigidity during fast fill operations. Drilled and tapped holes for lifting eyes shall be provided in the top area of the water tank.

The water tank manufacturer shall certify the capacity of the water tank prior to delivery of the apparatus. This capacity shall be recorded on the manufacturer's data plate.

100205.1 - NFPA COMPLIANCE

The water tank construction shall conform to applicable NFPA standards.

100207.1 - FILL TOWER LOCATION

The tank fill tower shall be located in the driver's side rear corner of the water tank.

100209.1 - VENT AND OVERFLOW

The fill tower shall incorporate a vent and overflow system shall be designed into the water tank. The system shall include a 3" diameter pipe that functions both as an air vent while emptying the tank and as an overflow when filling the tank. The overflow shall discharge excess water below the frame rails of the vehicle.

100212.1 - TANK SUMP

A sump shall be installed in a central location in the bottom of the water tank. The tank-to-pump suction line shall be installed that will incorporate a dip tube type intake from the sump location. The tank shall be equipped with an anti-swirl plate located approximately 2-1/2" above the sump area.

100215.1 - PUMP TO TANK CONNECTION

An 1-1/2" connection shall be provided on the water tank for connection of the discharge side of the pump to the tank for filling purposes. The valves and hose required to complete this connection shall be supplied by the final assembler.

100216.1 - WATER TANK DRAIN PLUG

A 1.5" drain plug shall be installed in the bottom of the water tank under P/S wheel well for water tank draining and flush-out of debris.

100228.1 - FOAM TANK SPECIFICATIONS

The Class A foam tank shall have a capacity of 20 gallons.

100232.1 - FOAM TANK AND VENTING PROVISIONS

The foam concentrate tank shall be provided with a fill pipe having a volume of not less than 2 percent of the total tank volume. The filler opening shall be capped with a sealed air-tight threaded cover. The fill opening shall be designed to incorporate a removable screen and shall be located so that foam concentrate from a five (5) gallon container can be dumped into the tank.

The foam tank filler shall be equipped with a pressure/vacuum vent that enables the tank to compensate for changes in pressure or vacuum when filling or withdrawing foam concentrate from the tank. The pressure/vacuum vent shall not allow atmospheric air to enter the foam tank except during operation or to compensate for thermal fluctuations. The vent shall be protected to prevent foam concentrate from escaping or directly contacting the vent at any time. The vent shall be of sufficient size to prevent tank damage during filling or foam withdrawal.

A color coded label or visible permanent marking that reads "CLASS A -- FOAM TANK FILL" shall be placed at or near the

foam concentrate tank fill opening. An additional label shall be placed at or near any foam concentrate tank fill opening stating the type of foam concentrate the system is designed to use.

Any restrictions on the types of foam concentrate that can be used with the system shall also be stated, along with a warning message that states "WARNING: DO NOT MIX BRANDS AND TYPES OF FOAM."

100233.1 - FOAM SYSTEM PIPING

A 3/4" fitting shall be provided on the foam tank for connection of the foam tank to the suction side of the foam system.

100235.1 - FOAM TANK DRAIN AND VALVE PROVISIONS

A 3/4" diameter connection, piping, and valve shall be installed for the foam tank for draining purposes.

100239.1 - FOAM TANK GAUGES

One (1) Class 1 foam tank level gauge shall be installed on pump panel. The tank level gauge shall indicate the liquid level on an easy to read LED display and show increments of 1/8 tank. A pressure transducer shall be mounted on the outside of the tank in an easily accessible area.

CAB MOUNTED

One (1) Class 1 112124 Intelli-Tank" mini foam tank level gauge shall be installed in the cab or center console. The tank level gauge shall indicate the liquid level on an easy to read LED display and show increments of 1/4 of a tank.

100549.2 - CUSTOM RESCUE SIDE ALUMINUM BODY

The body will be a custom fabricated severe service rescue-side type, constructed of all aluminum. The body shall be 114" long by 96" wide, designed for a 60" cab to axle dimension. The body shall be specifically designed and engineered for off-road wildland firefighting.

MAIN FRAME

The body shall have 5" x 1.75" structural aluminum channel main frame rails. The body frame rails shall be isolated from the truck frame by .500" industrial isolators.

SUB-FRAME

The cross-members shall be 3" x 2 5/16" structural aluminum I beams with cross-members on 12" centers.

MOUNTING

The body shall be bolted to the chassis frame rails at the rear end of the frame. There shall be brackets installed at the middle of the body frame to prevent side to side movement. The body shall be spring mounted at the front of the body frame. The flexible mounting system shall allow for body/chassis flexing during extreme off road conditions.

SQUARE CORNERS

The front corners of the flat-bed body shall be square.

HEADACHE RACK

The front of the body shall have a 2" formed aluminum tube headache rack. The rack shall extend the full width of the body and be attached to the front body corners. The assembly shall extend above the chassis cab and have mounting platform for installation of the light bar and two work lights. Wiring for the lights will be placed inside the tubing for protection. The headache rack shall have four (4) vertical 2" tubes for extra strength.

FUEL FILLER

The fuel filler tube and cap shall be installed at the driver's side, rear of the body.

FENDER PANELS

The lower portion of the flat-bed body shall have fender panels over and aft of the rear wheel panel area. The panels shall be constructed of aluminum. The wheel well openings will be cut out ROUNDED to conform to the wheels.

REAR BODY PANEL

A vertical body panel shall be installed at the rear of the body constructed of .125" smooth aluminum. The panel shall house the running lights, taillights, back-up lights, and emergency lights. The body panel shall be angled to allow for a 27 degree angle of departure.

PROTECTIVE RAILS

The upper body area shall be protected with radius corner 1" diameter aluminum tube railing assembly installed around the

top of the body. The corners of the body shall have vertical risers space in critical areas. The railings shall act as protection for the upper body structures when off road in heavy brush conditions. The rear upper body corner rails shall house the upper emergency lights and work lights.

SIDE BODY COMPARTMENTS, FRONT BODY -- DRIVER AND PASSENGER'S SIDES

Two (2) body equipment storage compartments shall be installed at the front of the body just behind the headache rack, one each side of the apparatus. The dimensions shall be approximately: 30" wide, 44" high, and 24" deep. The compartments shall be constructed of .125" aluminum on all exterior surfaces. Each compartment shall be equipped with a vertically hinged door with a single latch installed. The doors shall be equipped with gas operated door opening assistant cylinders.

Each vertical compartment shall have one (1) fixed shelf.

The compartment floors shall be lined with turtle tile.

204240.1 - PAINTED FINISH BODY AND COMPARTMENTS/TRAYS, AUTOMOTIVE QUALITY

The exterior surface of all body skins, compartments, and trays shall all be Painted.

The surface shall be sanded, acid washed, acid primed, primed, and top coat painted in accordance with the paint manufacturers specifications.

100121.1 - ANGLED CORNERS, BODY

The front corners of the body will be angled at approximately 22 degrees.

100141.1 - FRONT BODY TRANSVERSE COMPARTMENT, UPPER

A transverse compartment 96" long x 18" wide x 24" high (exterior dimensions) will be installed in front of the water tank, on the body floor, between the vertical compartments. The compartment floor shall be lined with Turtle Tile.

100144.1 - DRIVERS SIDE UPPER BODY COMPARTMENT

A body equipment storage compartment shall be installed on the flatbed surface, driver's side of the apparatus. The exterior dimensions shall be approximately 48" wide, 24" high, and 18" deep. The compartment shall be constructed of .125" aluminum on all exterior surfaces.

The compartment shall be equipped with:

- a lift up door with latch installed
- key type door locks.
- dual gas operated door opening assistant cylinders.
- a white LED strip light that is automatically controlled by a door activated switch.
- a louvered vent
- Turtle Plastics Turtle Tile Compartment Matting shall be installed in the compartment. Turtle Tile shall be black in color and lock together design.

The actual door opening shall be approximately 3" smaller in dimension.

100148.1 - PASSENGERS SIDE UPPER BODY COMPARTMENT

A body equipment storage compartment shall be installed on the flatbed surface, driver's side of the apparatus. The exterior dimensions shall be approximately 48" wide, 24" high, and 18" deep. The compartment shall be constructed of .125" aluminum on all exterior surfaces.

The compartment shall be equipped with:

- a lift up door with latch installed
- key type door locks.
- dual gas operated door opening assistant cylinders.
- a white LED strip light that is automatically controlled by a door activated switch.
- a louvered vent
- Turtle Plastics Turtle Tile Compartment Matting shall be installed in the compartment. Turtle Tile shall be black in color and lock together design.

The actual door opening shall be approximately 3" smaller in dimension.

100585.1 - UNDER BODY COMPARTMENTS -- REAR BODY, D/S AND P/S

Two (2) under flat bed equipment storage compartments shall be installed under the flatbed surface, on the passenger's and driver's side of the apparatus, behind the rear axle. The exterior dimensions shall be approximately: 20" wide, 15" high, and 23" deep. The compartments shall be constructed of .125" aluminum on all exterior surfaces. The compartments shall be equipped with a vertically hinged door with latch installed. The compartment shall have turtle tile installed.

100159.1 - UNDER BODY COMPARTMENT -- REAR CENTER

An under body equipment storage compartment shall be installed under the flatbed surface located in the center rear of the apparatus. The compartment shall be between the vertical body beams, upper floor surface, and an aluminum lower floor area. The compartment shall be equipped with a hinged drop down door with dual latches installed.

The exterior dimensions shall be approximately:

108" for a 114"L bed

120" for a 138"L bed

100166.1 - REAR SLIDE-OUT TRAY

The rear center compartment shall be equipped with an .190" aluminum slide out tray on UHMW plastic slide pads and poly rollers. The tray shall be full width and full length of the compartment interior.

100164.1 - DOOR AJAR LIGHT

A "door ajar" warning light shall be installed on the center console. The light shall be flashing red LED light with a clear lens.

The door ajar light shall be activated by door ajar switches installed on every compartment door.

100169.1 - HOSE TRAY -- DRIVERS SIDE

A hose storage tray shall be installed over the driver's side equipment compartment, on the driver's side of the apparatus. The exterior dimensions shall be approximately: 16" wide, 8" high, and 72" long. The hose tray shall be constructed entirely of .125" aluminum on all exterior surfaces. The assembly shall be equipped with a hinged lift up aluminum door on top, enclosed front panel, and open rear area. The hose tray shall be equipped with Turtle Tile floor covering.

The actual door opening shall be approximately 3" smaller in dimension.

100382.1 - TOOL STORAGE TRAY/COMPARTMENT - PASSENGER SIDE

A tool storage compartment shall be installed over the passenger's side equipment compartment, on the passenger's side of the apparatus. The exterior dimensions shall be approximately: 16" wide, 8" high, and 72" long. The compartment shall be constructed of .125" aluminum on all exterior surfaces. The compartment shall be equipped with a hinged lift up aluminum door with a latch installed. The compartment shall be equipped with Turtle Tile floor covering.

The actual door opening shall be approximately 3" smaller in dimension.

204070.1 - I-ZONE BRACKETS, SWING-OUT

Two (2) swing-out I-zone brackets will be provided and mounted at the rear of the apparatus, one (1) on each side. The brackets will be designed with adequate reinforcement to eliminate flexing of the body and not interfere with any of the rear facing lights when carrying hose. The brackets will be mounted beside the upper grab rail on the rear and as high as practical.

100180.1 - REAR PULL OUT STEP

There shall be a rear "Pull-Out-Fold-Down" step located at the driver's side rear of the apparatus, step shall be stowed in a pocket under the rear of the unit. Storage pocket shall be fabricated to allow easy access to deploying for operation.

100181.1 - FOLDING STEP

A Signature 4 lighted 8" square folding step of die cast zinc shall be installed. The step shall comply with NFPA non-slip standards and shall be installed on the rear driver's side of the body. The step shall be equipped with lighting to NFPA standard.

100325.1 - ELECTRICAL ENCLOSURE

An electric wiring enclosure for the 12 volt wiring shall be installed in the forward wall of the driver's side upper body

compartment with an access panel. The dimensions of the enclosure shall be approximately 20" high, 14" wide, and 4" deep.

100326.1 - 12 VOLT ELECTRICAL SPECIFICATIONS

The following describes the low voltage electrical system on the apparatus including all panels, electrical components, switches and relays, wiring harnesses and other electrical components. The apparatus manufacturer shall conform to the latest Federal DOT standards, current automotive electrical system standards and the applicable requirements of the NFPA.

Wiring shall be stranded copper or copper alloy conductors of a gauge rated to carry 125 percent of the maximum current for which the circuit is protected. Voltage drops shall not exceed 10 percent in all wiring from the power source to the using device. The wiring, wiring harness and insulation shall be in conformance to applicable SAE and NFPA standards. The wiring harness shall conform to SAE J-1128 with GXL temperature properties. Exposed wiring shall be run in a loom with a minimum 289 degree Fahrenheit rating. Wiring looms shall be properly supported and attached to body members. Electrical conductors shall be constructed in accordance with applicable SAE standards, except when good engineering practice requires special construction.

All wiring connections and terminations shall provide positive mechanical and electrical connections and be installed in accordance with the device manufacturer's instructions. When wiring passes through metal panels, electrical connections shall be secured with mechanical type fasteners and rubber grommets

Wiring between cab and body shall be split using connectors or enclosed in a terminal junction panel allowing body removal with minimal impact on the apparatus electrical system. Connections shall be crimp-type with heat shrink tubing with insulated shanks to resist moisture and foreign debris such as grease and road grime. Weather resistant connectors shall be provided throughout the system.

Electrical junction or terminal boxes shall be weather resistant and located away from water spray conditions. When required, automatic reset breakers and relays shall be housed in the main body junction panel.

There shall be no exposed electrical cabling, harnesses, or terminal connections located in compartments, unless enclosed in an electrical junction box or covered with a removable electrical panel. Wiring shall be secured in place and protected against heat, liquid contaminants and damage.

Low voltage overcurrent protective devices shall be provided for the electrical circuits. The devices shall be accessible and located in required terminal connection locations or weather resistant enclosures. Overcurrent protection devices shall be automatic reset type suitable for electrical equipment and meet SAE standards. All electrical equipment, switches, relays, terminals, and connectors shall have a direct current rating of 125 percent of maximum current for which the circuit is protected. Electro-magnetic interference suppression shall be provided in the system as required in applicable SAE standards.

The electrical system shall include the following:

Electrical terminals in weather exposed areas shall have a non-conductive grease or spray applied. All terminal plugs located outside of the cab or body shall be treated with a corrosion preventative compound.

All electrical wiring shall be placed in a protective loom or be harnessed.

Exposed connections shall be protected by heat shrink material and sealed connectors.

Large fender washers shall be used when fastening equipment to the underside of the cab roof and all holes made in the roof shall be caulked with silicone.

Electrical components installed in exposed areas shall be mounted in a manner that will not allow moisture to accumulate inside.

A coil of wire must be provided behind an electrical appliance to allow them to be pulled away from mounting area for inspection and service work.

All lights in a weather exposed area that have their sockets shall have corrosion preventative compound added to the socket terminal area.

100327.1 - ELECTRICAL HARNESS AND WIRING

All wiring shall be hidden, enclosed, or protected under the body in protective material, or within the apparatus body components. In addition, split loom conduits shall be installed and enclosed, suitably secured and protected against heat and physical damage.

100090.1 - BATTERY MASTER DISCONNECT

A battery disconnect system shall be installed to control the 12 volt power supply from the battery system to the body and cab final stage manufacturer installed equipment. The solenoid shall be controlled by the standard key starter switch.

203897.1 - 120 VOLT POWER SUPPLY

There shall be 120 volt power supply installed in the driver's side upper body compartment. 120 volts shall be supplied by the battery charging system, and will be energized only when the vehicle is connected to shore power. The system shall terminate with two (2) 15 amp outlets in a weatherproof box.

100094.1 - BATTERY CHARGER AND 120 VOLT SHORE POWER RECEPTACLE

A Kussmaul Autocharge 1000, Model 091-215-12, high output automatic battery charger shall be provided. The battery charger shall be wired to the 12 volt battery system. The unit shall be mounted in a clean, dry area accessible for service and/or maintenance. It shall be wired to the specified shore power receptacle.

It shall include Model 091-194B-IND-WT-XX Digital Status Display Center.

It shall also include Model 091-55-15-120 15 amp "auto-eject" shore power receptacle with hinged weatherproof cover and an enclosure for protection from dirt and damage. The shore power plug shall be "ejected" when the chassis' engine starter is engaged and the receptacle shall be wired to any 120 volt A/C equipment requiring shore power.

Location shall be: Determined at the Pre-Construction conference.

Color of Digital Status Display Center and Auto Eject: Determined at pre-construct conference

Components wired hot: Determined at pre-construct conference

100328.1 - DOT IDENTIFICATION LIGHTS

All LED identification lights shall be installed on the vehicle as required by applicable highway regulations.

100329.1 - LICENSE PLATE MOUNTING

An LED license plate light shall be installed on the rear vertical wall of the body.

100330.1 - BRAKE, TURN, TAIL LIGHTS

Two (2) Whelen M6 Series Model M6BTT 4-5/16" x 6-3/4" brake, turn, tail lights with M6FC chrome flanges shall be provided. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthouse configuration shall consist of 18 red Super-LEDs and a clear optic polycarbonate lens. The lighthouses shall be surface mountable via two screws.

The lighthouses shall utilize an optic collimator and a chrome vacuum metalized reflector for maximum illumination. The lighthouse shall include 164 flash patterns including: a variety of CA Title 13 compliant, sinkable, left/right, top/bottom, in/out, and steady burn. The lighthouses shall have the Whelen exclusive NERM (Non-Emergency Recognition Mode) feature.

The lens/reflector assembly shall be wet sealed and resistant to: water, moisture, dust, and other environmental conditions. The outer lens shall have a hard coating applied to increase strength and ensure longevity. The light engine shall be installed at the rear of the unit and be completely sealed. The pc board shall be conformal coated for additional protection.

The lights shall be furnished with five 6" wire pigtails, a Santoprene rubber gasket and the #M6FC chrome flanges shall be included for installation.

100331.1 - BACK-UP LIGHTS

Two (2) Whelen M-Series, 4" x 6" rear LED back-up lights shall be installed.

100096.1 - TRAILER PLUG

Wiring shall be provided at the rear of the apparatus for the towing of an auxiliary trailer. A 12 volt seven (7) pin electrical connector shall be wired to the chassis stop, running, and turn lights.

100712.1 - OFF-ROAD LIGHTS

There shall be two (2) FRC SoBrite 6" LED lights installed on front bumper/grille guard.

100071.1 - GROUND LIGHTS - FRONT BUMPER

Two (2) Grote #63871 LED ground lights shall be installed under the front bumper, one (1) on each side of the apparatus, wired to the Cencom, and the chassis interior lights. They shall have an aluminum housing, and be 800 lumens at 1.4 amps.

203840.1 - GROUND LIGHTS, CAB, 2 DOOR, LED STRIPS

Two (2) LED ground strip lights shall be installed under the cab step area in compliance with NFPA standards, One (1) on each side of the apparatus, wired to the Cencom, and the chassis interior lights.

100182.1 - GROUND LIGHTS - UNDER FRONT OF BODY

Two (2) LED strip ground lights shall be installed under the side step area, one on each side of the apparatus. They shall have an aluminum housing, and be 800 lumens at 1.4 amps.

100184.1 - BODY WORK LIGHTS

Four (4) Grote #63871 LED body work lights with clear lens shall be installed, wired to switch on the Cencom. They shall have an aluminum housing, and be 800 lumens at 1.4 amps. Location shall be: in each corner of the protective tubing assembly to light the pump panel and the front body walkway area.

100318.1 - FRONT BUMPER SCENE LIGHTS

A Rigid Manufacturing E series 120313 20" spot/flood light shall be installed. The LED scene lights shall incorporate clear LED's with a clear optic polycarbonate lens for maximum illumination.

Location shall be: front bumper/grille

100322.1 - SCENE LIGHTS

Six (6) Rigid Manufacturing Dually 20211 scene lights shall be installed. The LED scene lights shall incorporate clear LED's with a clear optic polycarbonate lens for maximum illumination.

Location shall be: Two (2) outward facing, each side of body, two (2) rear facing.

100107.1 - BACK-UP CAMERA SYSTEM

One (1) Rear View Systems camera system shall be furnished utilizing a camera which provides a wide field of view and picture quality. A sealed camera enclosure shall be utilized along with electronic connections. The color monitor shall be installed in cab.

One (1) camera shall cover the rear of the apparatus, which will activate during back-up mode and during normal operations if needed.

Location:

100099.1 - RADIO INSTALLATION

One (1) fire radio, one (1) faceplate (if applicable) and one (1) speaker shall be supplied by the purchaser to be installed.

THIS OPTION DOES NOT INCLUDE INSTALLATION OF ANTENNAS, CABLES, OR MDT/MCT.

100620.1 - INSTALLATION -- RADIO ANTENNA

One (1) radio antenna with cable shall be supplied by the purchaser and installed on the apparatus at a location to be determined by the purchaser.

THIS OPTION DOES NOT INCLUDE INSTALLATION OF RADIOS, OR MDT/MCT.

100324.1 - BACK-UP ALARM

One (1) back up alarm shall be installed.

203773.1 - ELECTRONIC SIREN

One (1) Whelen, Model #CCSRNT4G CenCom Carbide siren with auxiliary switches with noise canceling microphone shall be provided. Siren head will be mounted on the center console in easy reach of the driver.

100313.1 - SIREN SPEAKER

One (1) Whelen Model #SA315P Projector Series siren speaker shall be provided with bracket. The 100 watt siren speaker shall be designed in a black nylon composite housing with 123 decibel rating.

Location shall be: Behind the front grille.

100310.1 - MOUNTING OF LIGHT BAR WITH PROTECTIVE GUARD

The lightbar shall be mounted on the headache rack shelf with an aluminum brush guard protective assembly.

100309.2 - LIGHTBAR

A Whelen Legacy low profile Super-LED NFPA lightbar shall be installed. The 54" lightbar shall be designed to meet the minimum clearing requirements for Zone A Upper. The internal components of the lightbar shall be housed within a two piece extruded aluminum base/top. The outer shell shall be clear optic polycarbonate lenses designed to maximize light output and shield against environmental elements.

The lightbar shall utilize snap-in brackets to hold in the lighthead. The brackets shall give the end user the ability to make quick repairs. The lightbar shall have all solid state components. The lightbar shall have two wire harnesses exiting the unit: one (1) 17 conductor 22 gauge control cable which controls all internal light functions; and one (1) 2 conductor 10 gauge cable for main power and ground. Each cable shall be 15' long.

The lightbar shall have four (4) red Linear Super-LED corner modules to provide off angle protection for the front and rear of the vehicle. Each corner module shall consist of twelve (12) Super-LEDs mounted within a vacuum metalized parabolic reflector. The corner module shall also utilize an optic collimator for maximum light output. The twelve (12) LEDs shall be mounted in one straight line.

The solid state I/O board shall be microprocessor controlled. The I/O board shall have built-in reverse-polarity protection and output-short protection. The board shall have the ability to flash sixteen (16) LED warning lights. There shall be a data bank of 13 Scan-Lock flash patterns including steady burn. The board shall also have outputs to add takedown and alley lights. Low power and cruise light function shall also be included. The cruise light function shall allow the user to employ the four (4) corner modules as marker courtesy lights.

The lightbar shall include clear "Take Down" and "Alley Lights".

The lightbar shall have an amber "Traffic Advisor" built into the rear portion of the lightbar.

NOTE: THE LIGHTBAR SHALL MATCH THE EXISTING SBT APPARATUS FOR WOODLAND FD

100315.1 - NFPA WARNING LIGHTS

ZONE A -- LOWER FRONT WARNING LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flanges shall be in the front forward facing area of the front bumper. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens. The lighthead shall be surface mountable via two screws. The lighthead shall utilize an optic collimator and a chrome vacuum metalized reflector for maximum illumination.

ZONE B AND D -- INTERSECTION LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flanges shall be installed on bumper extension, as far forward as possible. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens.

ZONE B AND D -- LOWER SIDE REAR CORNER WARNING LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flange shall be installed in lower rear side corner body area. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens.

ZONE B AND D -- UPPER SIDE REAR WARNING LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flanges shall be installed in the upper rear body side panel. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens.

ZONE C -- UPPER REAR WARNING LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flanges shall be installed in the upper rear corner of the handrails. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens.

ZONE C -- LOWER REAR WARNING LIGHTS

Two (2) Whelen M-7 Series Model #M7RC 3" x 7" warning lights with chrome flanges shall be lower rear of body. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthead configuration shall consist of RED 18 Super-LEDs and a clear optic polycarbonate lens.

204217.1 - CALIFORNIA EMERGENCY LIGHT COMPLIANCE

The following items shall be included in order to comply with California state law Title 13:

- 1) There shall be one (1) steady red light on the front of the vehicle in the lightbar.
- 2) All clear forward facing lights be disabled when the parking brake is set.
- 3) A wire has to be run to hook up the park brake wire to disable clear lights in lightbar.
- 4) All warning lights has to have their flash patterns set to being California title 13 compliant.

100570.1 - TRAFFIC ADVISOR, REAR

A Whelen Traffic Advisor model # TAM85 shall be installed on the rear portion of the apparatus to provide rear directional flashing. The traffic advisor shall incorporate a rectangular extruded black powder coated aluminum chassis with eight amber TIR6 Super-LED lights with waterproof connectors. The TIR6 lights shall be installed in a clear optic hard coated polycarbonate lens housing. The traffic advisor should be connected to the CenCom Carbide to operate with the light-bar traffic advisor.

100335.1 - CUSTOM GRAPHICS

The apparatus shall be provided with two (2) custom designed sign gold graphics, emblems, or seals. The installation shall be designed primarily with letters and numbers as specified. The purchaser shall approve of the design graphics prior to installation.

100337.2 - CAB AND BODY STRIPING

The cab and body shall have a straight Scotchlite reflective stripe applied horizontally. The stripe shall be a 4" minimum in width and be applied horizontally around the cab and body in accordance with NFPA standards. The purchaser shall specify the color and location of the stripe.

NOTE: THE STRIPPING SHALL MATCH THE EXISTING SBT APPARATUS FOR WOODLAND FD

100343.1 - FRONT CHEVRON STRIPING

There shall be alternating chevron striping installed across the front bumper where permitted. The chevron striping shall consist of 6" diamond grade in the following colors:

The first color shall be red diamond grade.

The second color shall be lime yellow diamond grade.

100345.1 - REAR CHEVRON STRIPING

There shall be alternating chevron striping installed on the rear vertical body panel. The chevron striping shall consist of 6" diamond grade in the following colors:

The first color shall be red diamond grade.

The second color shall be lime yellow diamond grade.

100346.1 - CAPACITIES PLACARD

The apparatus shall have a reflective placard that provides the following information:

Water Tank Capacity
Pump Capacities
NWCG Typing
Skeeter Contact Information

100040.1 - CHASSIS PREPARATION

The chassis cab shall be "prepped" for fire apparatus production as follows:

- a) Wash and clean chassis
- b) Weigh chassis for NFPA reports
- c) Quality control check in.

100041.1 - SEATING

There shall be a label identifying the number of seat belted locations on the unit.

100042.1 - WARNING LABEL -- SEAT BELT USAGE

A warning label for use of seat belts shall be installed in the cab by the chassis manufacturer.

100043.1 - LOUD NOISE WARNING LABEL

A final stage manufacturer shall install "hearing loss" potential warning labels on the vehicle in any areas or fixed equipment that produces excessive noise levels. (exhaust outlet, sirens and air horns shall not be required for such equipment.)

100135.1 - WARNING LABEL -- NO RIDING ON REAR

A warning label stating: "NO RIDING ON REAR OF APPARATUS" shall be installed on rear of the apparatus. The label shall be applied to the vehicle at the rear step area. The label shall warn personnel that riding in or on these areas, while the vehicle is in motion, is prohibited.

100136.1 - SKEETER BRUSH TRUCK EMBLEMS

Five (5) Skeeter Brush Trucks emblems will be affixed to the cab and body.

100196.1 - FINAL ASSEMBLY AND APPARATUS FINISHING PREP SPECIFICATIONS

The apparatus shall be assembled in a high quality and controlled environment. The fit, form, and finish of the body shall be to the highest level fire apparatus manufacturing standards. Upon completion, the apparatus shall be ready for final inspection and road testing as required herein.

100361.1 - FIRE PUMP OPERATIONS TEST

The fire pump shall have a operational pump test performed by a Skeeter Brush Trucks technician with a run time of one (1) hour to confirm proper operations of all pump related components.

*** NOTE: ALL TESTING SHALL BE DONE AND PERFORMANCE OBSERVED BETWEEN SEA LEVEL AND 1000' ELEVATION.

*** HIGH ALTITUDE PERFORMANCE MAY NOT REPRESENT TESTING RESULTS SHOWN.

100362.1 - ELECTRICAL LOAD ANALYSIS

A 12 volt electrical load analysis shall be performed in order to test response and stationary modes of electrical amp load.

100363.1 - NFPA COMPLIANCE

The fire apparatus shall be built to the purchaser's requirements stated in this specification in compliance with all state and federal highway safety requirements. The vehicle is designed to meet NFPA 1906.

Unless included in the specification, the customer will provide all the necessary equipment to comply with NFPA 1906 Section 10.2.

100365.1 - ROAD TEST

A road test will be conducted with the apparatus fully loaded and a continuous run of no less than ten (10) miles. During that time the apparatus will show no loss of power nor will it overheat. The transmission drive shaft or shafts and the axles will run quietly and be free of abnormal vibration or noise.

100366.1 - APPARATUS WARRANTY SKEETER MANUFACTURED ITEMS

A five (5) year parts and labor warranty on items manufactured by Skeeter Brush Trucks and a ten (10) year warranty on the structural integrity of the body. For warranty issues please contact your local dealer or Skeeter Brush Truck service center and request warranty from the service advisor at that location.

100369.1 - WATER TANK WARRANTY

MANUFACTURER'S LIMITED WARRANTY AND NOTICE OF DISCLAIMER OF EXPRESS AND IMPLIED WARRANTIES

Manufacturer issues this limited warranty to the customer who is the original retail purchaser ("Customer") of a polypropylene tank (the "Tank") (10 to 4000) gallons.

100351.1 - PRE-CONSTRUCTION CONFERENCE, FACTORY

A pre-construction conference shall be held at Skeeter Brush Trucks manufacturing facility in Hillsboro, Texas. The purpose of the conference is to review and clarify aspects of apparatus components and construction. It shall be attended by representatives of the purchasing department, the apparatus dealer, and Skeeter Brush Trucks.

The transportation to this meeting shall be the responsibility of purchaser.

100651.1 - DRAWINGS

There shall be design drawings submitted to the customer prior to the pre-construct conference. The CAD drawings shall include all sides of the apparatus. The customer shall agree to the drawings reflecting the correct apparatus design and layout prior to construction.

100353.1 - TERMS OF PAYMENT AND PREPAYMENT PROVISIONS

Terms of payment for the specified vehicle shall be only cash or equivalent on delivery and acceptance for the unit. No bid will be considered which requires the purchaser to deposit with the bidder a down payment, prepayment of chassis, or any other such consideration as a condition of the bid. Such a requirement shall be grounds for immediate rejection of the bid.

204229.1 - FINAL INSPECTION, MANUFACTURING PLANT

Representatives from the purchaser and the dealer shall be present at Skeeter's manufacturing facility in Hillsboro, Tx for the final inspection of the apparatus. A factory representative will assist the purchaser with review of the specifications to confirm they match the apparatus.

Cost of transportation to and from the facility shall be the responsibility of the purchaser.

*** NOTE, UNLESS PRIOR APPROVAL BY SKEETER BRUSH TRUCKS, FINAL INSPECTION AT THE PLANT IS MANDATORY ***

100356.1 - DEMONSTRATION AND FAMILIARIZATION OF APPARATUS

The bidder shall demonstrate and familiarize the purchaser regarding the vehicle's operation. This shall include operation of chassis, major components, review of delivery information and documentation. This demonstration shall be completed at Skeeter Brush Trucks factory location in Hillsboro, Texas.

100360.1 - DELIVERY, FLAT-BED TRAILER

The completed apparatus shall be delivered to the purchaser by flat-bed trailer.

This requires confirmation (SP) of the cost. Standard cost as of 3-12-19 is \$2.99 per mile for one truck, \$3.67 per mile for two trucks (standard Type 5's).



August 18, 2021

City of Woodland, CA

Re: Municipal Lease/Purchase Financing Proposal

Dear Sir or Madam:

Lease Servicing Center, Inc. dba NCL Government Capital ("NCL") is pleased to propose to the City of Woodland, CA the following tax-exempt Lease/purchase transaction as outlined below. Under this transaction, the City of Woodland, CA would enter into a municipal Lease/purchase agreement with NCL for the purpose of acquiring a Fire Truck . This transaction is subject to formal review and approval by both the Lessor and Lessee.

LESSEE: City of Woodland, CA

LESSOR: Lease Servicing Center, Inc. dba NCL Government Capital & it's assigns

EQUIPMENT: Fire Truck

EQUIPMENT COST: \$309,533.82

DOWN-PAYMENT: (\$70,538)

AMOUNT FINANCED: \$238,995.82

TERM: 7 Years

ANNUAL LEASE PAYMENTS: \$38,345.89

RATE: 2.99%

FIRST PAYMENT DUE: At Lease Commencement

PURCHASE OPTION: \$1.00

PRICING: The Rates and Payments outlined above are locked, provided this proposal is accepted by the Lessee by August 31, 2021 and the transaction closes/funds prior to October 01, 2021. After these days, the final Rate and Payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

DOCUMENTATION FEE: \$500 paid to Lessor at closing

220 22nd Ave. E Suite 106 * Alexandria, MN 56308 * Telephone 320 763 7600 * Fax 320 763 9600
www.nclgovcap.com

DOCUMENTATION: Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of lessee.

TITLE / INSURANCE: Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

TAX STATUS: This transaction must be designated as Tax-Exempt under Section 103 of the IRS code of 1986 as amended.

SOURCEWELL CONTRACT: NCL has been competitively bid and awarded a contract through Sourcewell (Formerly NJPA).
#011620-NCL **NCL's Sourcewell Contract # is 011620-NCL.**

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (866) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Jake Ost -(866) 763-7600
jakeo@nclgovcap.com

ACCEPTANCE

As a duly authorized agent of the City of Woodland, CA , I hereby accept the terms of this proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED: _____ DATE: _____

NAME: _____ TITLE: _____

PHONE: _____

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOUR OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING
THE LEASE PURCHASE OF A REPLACEMENT OF VEHICLE #074 FOR THE FIRE
DEPARTMENT**

WHEREAS, the City Council already authorized the budget to replace Vehicle #074 for the Fire Department in the FY2021/22 budget due to high maintenance costs and downtime; and

WHEREAS, the City of Woodland staff obtained a bid from Golden State under HGAC FS12-1, Code FS19BBBB03 in the amount of \$309,533.82; and

WHEREAS, the City staff determined the most cost-effective method for replacing the existing vehicle is through a lease purchase; and

WHEREAS, the City staff also obtained a lease proposal through National Cooperative Leasing (NCL) under Sourcewell contract #032615-NCL and wishes to enter into a 7-year lease agreement with NCL for a total amount of \$238,995.82 (purchase price less \$70,538 down payment).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby authorizes the lease purchase of a replacement truck for the Fire Department through NCL for a total lease amount of \$238,995.82.

PASSED AND ADOPTED by the City Council on this 7th day of September 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

ATTEST:

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.12
SUBJECT: Approve Consultant Amendment for Construction Management and Inspection Services for Improvements Associated with Pioneer Village Unit 1 and Unit 2 Subdivision Improvements

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve Amendment #1 to the consultant services agreement for construction management and inspection with UNICO Engineering Consultants for the Pioneer Village Subdivision Improvements in the amount of \$648,000; and authorize the City Manager to execute the agreement and amendments up to 15% (\$97,200) of the agreement.

Staff Contact:

Miguel Chavez, Construction Project Manager, (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

Construction management and inspection of the subdivision improvements are funded by fees paid by the developer for this purpose.

There is no impact to the general fund.

Background:

On November 5, 2019, the City Council approved the Pioneer Village Unit 1 and Unit 2 Tentative Subdivision Map No. 5162. The improvement plans for Pioneer Village Unit 1 were completed in June and construction of Unit 1 began early August 2021. The Unit 2 Subdivision Improvements plans are now also complete and construction is ready to begin on that phase. Combined, the Pioneer Village Unit 1 and Unit 2 improvements will build 231 homes.

Discussion:

The construction of the Pioneer Village Unit 1 and Unit 2 Subdivision project includes improvements that will be City owned once complete. As such, the City is required to provide construction management and inspection for this project. The recommended action to execute an amendment to the consultant agreement will continue the provision of these services.

On June 15, 2021, the City Council approved a contract with UNICO Engineering for construction management and inspection of Pioneer Village Unit 1, which began in August 2021. Funding for the contract was provided at that time by the developer.

The developer has now indicated that they are ready to begin construction of Pioneer Village Unit 2 and provide the required additional funding for construction management and inspection services of Pioneer Village Unit 2.

The original contract totaling \$623,000 with UNICO Engineering for construction management and inspection of Unit 1 was approved on June 15, 2021. Amendment #1 will add \$648,000 to provide these same services for Pioneer Village Unit 2. This amendment will result in a total contract amount of \$1,271,000 as well as a contingency of \$97,200.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to approve Amendment #1 to the consultant services agreement for construction management and inspection with UNICO Engineering Consultants for the Pioneer Village Subdivision Improvements in the amount of \$648,000; and authorize the City Manager to execute the agreement and amendments up to 15% (\$97,200) of the agreement.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

Reviewed by: Katie Wurzel, Principal Civil Engineer
Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution - Pioneer Village CM and Inspection

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE
AN AMENDMENT WITH UNICO ENGINEERING CONSULTANTS FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES**

WHEREAS, On November 5th 2019, the City Council approved the Pioneer Village Unit 1 and Unit 2 Tentative Subdivision Map No. 5162; and

WHEREAS, the City entered into a construction management and inspection contract with UNICO Engineering Consultants for \$623,000 for Pioneer Village Unit 1 and now desires to execute a first amendment for these services for Unit 2 in the amount of \$648,000, resulting in a total contract amount of \$1,271,000; and

WHEREAS, the City desires to have the construction management and inspection of these improvements performed by an experienced consultant selected by a qualification based selection process; and

WHEREAS, the City Council wishes to approve Amendment #1 and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services amendment with UNICO Engineering Consultants and authorizes and directs the City Manager to execute the amendment in the amount of \$648,000 and amendments up to 15% (\$97,200), subject to City Attorney approval.

Section 2. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 3. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.13
SUBJECT: Lease Agreement with Bullseye Farms, LLC

Recommendation for Action: Staff recommends that the Council adopt Resolution No. _____, authorizing the City Manager to execute an amended and restated lease agreement between the City of Woodland and Bullseye Farms, LLC, for property generally located at Sports Park Drive.

Staff Contact:

Christine Engel, Community Services Director (530) 661-2000; Christine.engel@cityofwoodland.org

Fiscal Impact:

The fiscal impact of executing the amended and restated lease agreement would be negligible. The leased land has historically been vacant until it was leased by Bullseye Farms in 2011. The land is set aside for the future expansion of the Woodland Sports Park, specifically for the construction of softball fields. The property would be leased to Bullseye Farms for \$1.00 per year.

Background:

In 2011, the City entered into a lease agreement with Bullseye Farms for a portion of land (approximately 20 acres) generally located at Sports Park Drive (at the Woodland Sports Park) – Assessor's Parcel Number 041-080-02. The lease agreement with Bullseye Farms has expired.

Discussion:

Bullseye Farms desires to continue to lease this land from the City for farming operations. The term of the lease is initially one year and will be automatically extended for additional one year terms unless either party provides a written notice 30 days prior to the end of the lease term. The Lessee may not construct improvements on the land without the City's prior written approval. The Lessee is responsible for keeping the leased land free of noxious weeds and trash. Additionally, at the end of the lease, the Lessee shall return the land to the City in its original condition.

A portion of the leased land is included in the area that is set aside for the Woodland Recreation Foundation and Woodland Girls Fastpitch Association to construct a softball complex. The lease includes a term that identifies that the City may amend the lease if the City intends to expand the Community Sports Park to include some but not all of the leased land. Under the terms of the lease, the City would need to provide a 120-day notice to the Lessee. Both the Lessee and the Woodland Recreation Foundation are agreeable to this provision. (It is unknown at this time when the construction would begin for the softball fields.) The Agreement includes a provision for the City Manager to act on behalf of the City to approve amendments to the lease, such as modifying the leased area in order for the Woodland Recreation Foundation to begin the construction of the softball fields.

Conclusion:

Staff recommends that the Council adopt Resolution No. _____, authorizing the City Manager to execute an amended and restated lease agreement between the City of Woodland and Bullseye Farms, LLC, for property generally located at Sports Park Drive.

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. bullseye lease agreement 2021
2. Resolution Bullseye Farms 2021

**AMENDED AND RESTATED
CITY OF WOODLAND LEASE AGREEMENT
WITH BULLSEYE FARMS, LLC**

1. Parties and Date.

THIS AMENDED AND RESTATED CITY OF WOODLAND LEASE AGREEMENT WITH BULLSEYE FARMS, LLC ("**Lease**") is made as of October 1, 2021 by and between the City of Woodland, a municipal corporation ("**City**") and Bullseye Farms, LLC, a California limited liability company ("**Lessee**"). City and Lessee are sometimes referred to collectively as the "**Parties**" or individually as a "**Party**."

2. Recitals.

2.1 Amendment of Original Lease. The Parties entered into that certain City of Woodland Lease Agreement with Bullseye Farms, LLC dated April 5, 2011 ("**Original Lease**"). The Parties now desire to amend and restate the Original Lease in its entirety by this Lease in order to amend the area of the Leased Land (as defined below) and to update the terms from the Original Lease.

2.2 Description of Leased Land. The City is the record owner of a piece of property generally located at Sports Park Drive, City of Woodland, County of Yolo, Assessor's Parcel Number 041-080-02, legally described in the attached Exhibit "A" incorporated by this reference ("**City Property**"). As set forth in this Lease, Lessee desires to lease a portion of the City Property as more particularly depicted in Exhibit "A" ("**Leased Land**").

2.3 Purpose of Lease. The Parties desire to enter into this Lease in exchange for due and adequate consideration, the receipt and sufficiency of which are acknowledged by the Parties and further described and set forth in this Lease. Specifically, while Lessee will be able to use the Leased Land for farming purposes, in exchange, the City will avoid spending several thousands of dollars annually on weed abatement.

3. Terms.

3.1 Leased Land.

3.1.1 City hereby leases to Lessee the Leased Land on the terms and conditions contained in this Lease. The grant of this Lease shall not relieve Lessee from the requirement to obtain, at its expense, any land use permits or other approvals for Lessee's use of the Leased Land. The Leased Land is zoned for a future expansion of the Community Sports Park and the present use is open space. The City considers farm land as open space. The City is not aware of any permits required by Yolo County to farm the property and does not require any permit to farm open space in the City limits if allowed by the owner.

3.1.2 In the event that the City intends to expand the Community Sports Park to include some but not all of the Leased Land, the City may amend this Lease to adjust the area of the Leased Land to be used by Lessee by providing Lessee not less than one hundred twenty (120)

days notice of such adjustment to the Leased Land. Such amendment shall be commemorated by a written amendment to this Lease signed by both parties. In the event that the Lessee does not desire to continue with this Lease for the reduced area, then the Lease shall terminate at the end of the Term or the Additional Term, as applicable.

3.2 Use. Subject to the terms and conditions of this Lease, Lessee may use the Leased Land solely for farming and related purposes including leveling it; disking it; planting it; cultivating, fertilizing, irrigating and harvesting crops on it; removing weeds and other growth from it; and laying temporary water lines for the irrigation of crops on it.

3.2.1 The Lessee acknowledges and agrees that nothing in this Lease grants Lessee with access or rights to any City water or well, irrespective of whether any such well is located within the Leased Area. Any such water shall be provided through the standard processes for a connection to City water, or a separate agreement setting forth terms of access to any City well.

3.3 Term.

3.3.1 The initial term of this Lease shall be for one (1) year, commencing on the Effective Date, as defined below ("**Initial Term**").

3.3.2 The Lease will automatically be extended for additional one (1) year terms (each an "**Additional Term**"), provided that either party may, in their sole and absolute discretion, terminate this Lease at the end of the Initial Term or any Additional Term by providing written notice to the other party at any time not less than 30 days prior to the end of the Initial Term or the applicable Additional Term.

3.4 Rent. Lessee shall pay to the City annual rental payments of One Dollar (\$1.00) ("**Rent**"). Rent for the Initial Term shall be due within thirty (30) days of the execution of this Lease. Rent for any Additional Term shall be due within thirty (30) days of the commencement of that term. Rental payments shall be sent to the City in the same manner as other notices. Crops and income from farm operations are the property of the Lessee.

3.5 Termination. This Lease may be terminated by either Party upon the other Party's breach of any of its obligations under this Lease and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and failure to diligently prosecute such cure to completion.

3.6 Improvements. Except as otherwise provided herein, no improvements shall be constructed and/or maintained on the Leased Land or City Property without City's prior written approval. The City may grant such approval in its sole and complete discretion. Installation of irrigation equipment is approved as part of this lease.

3.7 Vacating the Property. At the termination of this Lease, Lessee shall quit and surrender possession of the Leased Land and shall return the Leased Land and City Property to their condition as they existed on the Effective Date, excepting any weed or brush removal. If

weather or wet ground prevents weed control at vacation of the property, weed and brush control will be done when conditions permit. Lessee agrees to pay any costs incurred by City if Lessee fails to comply with this provision, including reasonable attorneys' fees and costs expended on any action by City to compel Lessee to do so. At its option, if Lessee does not restore the Leased Land and City Property as required, City may do so at Lessee's sole cost and expense.

3.8 Maintenance. Lessee shall, at its sole cost and expense, keep the Leased Land free of noxious weeds and trash, and in good and proper condition in compliance with all applicable laws and regulations concerning the use of the Leased Land. Lessee shall also not cause trash or other debris to be placed on the Leased Land or City Property. In addition, Lessee shall make any repairs to the Leased Land caused by or incident to Lessee's use of the Leased Land or implementation of this Lease. The only City features on the site are the storm facilities, fencing, landscape features, and curb and gutter.

3.9 Additional Requirements.

3.9.1 For purposes of this Lease, the term "**Hazardous Substances**" means: (a) any substance, products, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code Section 9601 et seq.; the Resources Conservation and Recovery Act, 42 United States Code Section 6901 et seq.; the Hazardous Materials Transportation Conservation and Recovery Act, 42 United States Code Section 1801 et seq.; the Clean Water Act, 33 United States Code Section 1251 et seq.; the Toxic Substances Control Act, 15 United States Code Section 2601 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq.; the Hazardous Substance Account Act, Health and Safety Code Section 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Section 25249.5 et seq.; California Health and Safety Code Section 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Section 25170.1 et seq.; California Health and Safety Code Section 25501 et seq. (Hazardous Materials Release Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., all as amended (the above cited California state statutes are hereinafter collectively referred to as the "**State Toxic Substances Law**"); or any other federal, state, or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, now or at any time hereinafter in effect; (b) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability or under any reported decisions of a state or federal court; (c) petroleum or crude oil, other than petroleum and petroleum products which are contained within regularly operated motor vehicles; and (d) asbestos.

3.9.2 City makes no warranty or representation whatsoever concerning the Leased Land or City Property, including without limitation, the condition, fitness or utility for any purpose thereof, of any improvements thereto with applicable laws, ordinances or governmental regulations. Lessee's right to use the Leased Land and City Property is strictly on an "as is" basis with all faults. City hereby disclaims all warranties whatsoever, express or implied, regarding the

condition of the soil (or water), geology, and any warranty of merchantability or habitability or fitness for a particular purpose.

3.9.3 Except as otherwise specifically permitted under the terms of this Lease, Lessee shall not use, create, generate, store, deposit, dispose of or allow any Hazardous Substances on, under, about or within the City Property or Licensed Land in violation of any federal, state, or local law, rule, regulation, order, decree or other requirement listed in subsection 3.9.1. The storage, use and application of usual and customary agricultural pesticides is excepted from the preceding prohibition of use by Lessee of Hazardous Substances on the Leased Land, so long as Lessee complies with all applicable federal, state and local laws rules and regulations governing the use of such items.

3.9.4 City or its officers, employees, contractors, or agents shall at all times have the right to go upon and inspect the Leased Land and the operations conducted thereon to assure compliance with the requirements herein stated. This inspection may include taking samples for chemical analysis of substances and materials present and/or testing soils on the Leased Land and taking photographs.

3.9.5 Lessee shall, within forty-eight (48) hours of the discovery by Lessee of the presence of, or believed presence of, a Hazardous Substance as defined herein, give written notice to City in the event that Lessee knows or has reasonable cause to believe that any release of Hazardous Substance has come or will come to be located on, under, about or within the Leased Land or City Property. The failure to disclose in a timely manner the release of a Hazardous Substance, including but not limited to, an amount which is required to be reported to a state or local agency pursuant to law (e.g., California's Hazardous Materials Storage and Emergency Response Act, Health and Safety Code Section 25550 et seq.) shall be grounds for termination of this Lease by City in addition to actual damages and other remedies provided by law. Lessee shall immediately clean up and completely remove all Hazardous Substances placed by Lessee on, under, about or within the Leased Land or City Property, in a manner that is in all respects safe and in accordance with all applicable laws, rules and regulations.

3.9.6 In the event Hazardous Substances are discovered, Lessee shall disclose to City the specific information regarding Lessee's discovery of any Hazardous Substances placed on, under, about or within the Leased Land or City Property by Lessee or its employees or agents, and provide written documentation of its safe and legal disposal.

3.9.7 Breach of any of the covenants, terms, and conditions contained in this Section 3.9 shall give City the authority to either immediately terminate this License or to require the shutdown of Lessee's operations thereon, at the sole discretion of City. In either case, Lessee will continue to be liable under this Lease to remove and mitigate all Hazardous Substances placed by Lessee on, under, about or within Leased Land or City Property. Lessee shall be responsible for, and bear the entire cost of removal and disposal of, all Hazardous Substances introduced to the Leased Land and City Property by Lessee during Lessee's period of use and possession of the Leased Land or City Property. Upon termination of this Lease, Lessee shall, in accordance with all laws, remove from the Leased Land or City Property any equipment or improvements placed on the Leased Land or City Property by Lessee that may be contaminated by Hazardous Substances.

3.9.8 Lessee shall defend, indemnify and hold City and its officials, officers, employees, contractors and agents free and harmless from any and all claims, liability, injury, damage, costs, or expenses (including, without limitation, the cost of attorney's fees) arising as a result of the presence of use of any Hazardous Substances placed or caused to be placed by Lessee or its agents, contractors or employees on the City Property or Leased Land. The foregoing indemnity is intended to operate as an agreement pursuant to, among other requirements, Section 107, subdivision (e) of CERCLA, 42 United States Code Section 9607, subdivision (e), and California Health and Safety Code Section 25364, to insure, protect, hold harmless and indemnify each Party from any liability created by the other Party pursuant to such sections.

3.10 Risk of Loss. Except as expressly provided in Section 3.11 and without limiting the scope of Section 3.19, Lessee shall bear the sole and complete risk of loss or damage to its agricultural operations and auxiliary equipment while on City Property or the Leased Land, including but not limited to damage from flooding. Lessee understands and acknowledges that the primary use of the City Property and the Leased Land is for the retention of stormwater, that City may use the City Property and the Leased Land for this purpose as necessary, notwithstanding this Lease, and that the Leased Land and/or City Property may flood or become impassable without notice.

3.11 Entry by Owner. Lessee shall permit City to enter upon the Leased Land at any time, and City shall be liable for any damage to Lessee's personal property in the course thereof, but only to the extent that damage was caused by the negligence of City or its personnel. Pursuant to section 3.10, damage to Lessee's personal property from flooding and/or stormwater retention shall not be deemed to be due to the City's negligence regardless of its cause.

3.12 Subordinate Rights.

3.12.1 This Lease is subject and subordinate to the prior and future rights and obligations of City, its successors and assigns, to use the City Property in the exercise of its powers and in the performance of its duties. Accordingly, there is reserved and retained unto City, its successors, assigns, grantees, and permittees, the right to construct and reconstruct facilities and appurtenances in, upon, over, under, across, and along City Property, and in connection therewith, the right to grant and convey to others, rights and interests to City Property. The site has no present infrastructure in the proposed fanned area, The City Capital Budget operates in a three year propose, design, construct cycle. There should be ample time to remove the crop before construction begins.

3.12.2 This Lease is subject to all leases, easements, restrictions, conditions, covenants, encumbrances, liens, claims, and other matters of title ("**Title Exceptions**") which may affect the Leased Land now or hereafter.

3.12.3 Lessee further acknowledges that the City may grant licenses to community groups and others permitting recreational uses of the Leased Land, including cross country training, provided that these uses do not unreasonably interfere with Lessee's agricultural operations on the Leased Land.

3.13 Assignment or Subletting. Lessee shall not assign or sublease this Lease without the prior express written consent of the City, which consent may be withheld in the City's sole discretion, notwithstanding sections 1995.260 and 1995.270 of the California Civil Code, as they may be amended.

3.14 Taxes. The possessory property interest created by this Lease may be subject to property taxation, and Lessee may be subject to the payment of property taxes levied on such interest by the appropriate taxing authority. Lessee is required to pay any such tax directly to the appropriate taxing authority. The City currently pays Yolo County Property Taxes and will continue to do so. This clause only applies to any addition tax burden if any exist.

3.15 Mechanic's Liens. Lessee shall keep the Leased Land and the City Property free from any liens arising out of any work performed, material furnished, or obligations incurred by Lessee. Lessee shall not be considered in violation of this provision if it provides a bond in lieu of the lien which is in conformance with applicable law and which is in an amount and form reasonably acceptable to the City.

3.16 Waiver. The waiver by City or Lessee of any breach of any term, covenant, condition or provision contained herein ("**Terms**"), shall not be deemed to be a waiver of such Terms for any subsequent breach of the same or any other Terms contained herein.

3.17 Attorneys' Fees. The prevailing party in any action brought by either party hereto, based on any claim arising under this Lease, shall be entitled to reasonable attorneys' and/or consultants' fees.

3.18 Insurance.

3.18.1 Types: Amounts. Lease shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by City ("**Required Insurance**"). If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Lease or be no less than two times the specified occurrence limit.

(i) *General Liability Insurance.* Lessee shall maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

(ii) *"All Risk" Property Insurance.* Lessee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Leased Land, with limits equal to the value of all such improvements or alterations.

3.18.2 General Provisions. The general liability insurance policy shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to Lessee's defense and indemnification obligations herein with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage

in excess of Lessee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

3.18.3 Certificates: Insurer Rating: Cancellation Notice. On the Effective Date, Lessee shall furnish to City properly executed certificates of insurance which evidence all Required Insurance. Lessee shall maintain the Required Insurance at all times while this Lease is in effect, and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide the Required Insurance shall not be suspended, voided; reduced, canceled, or allowed to expire except on thirty (30) days prior written notice to City. Unless approved in writing by City, Lessee shall place the Required Insurance with insurers Leased to do business in the State of California and with a current A.M. Best rating of at least A-:VII.

3.18.4 Waiver of Subrogation. City and Lessee release each other and their respective officials, directors, employees, representatives, and agents from any claims for damage or harm to any person or the Leased Land caused by, or which result from, risks insured under any insurance policy carried by the Parties at the time of such damage or harm. City and Lessee shall cause each insurance policy obtained by them to provide the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage or harm covered by such policy.

3.19 Indemnity. Lessee hereby agrees to defend, indemnify and hold City and its directors, officials, officers, agents and employees free and harmless from and against any and all claims, demands, causes of action, costs, liabilities, expenses, losses, damages or injuries of any kind in law or equity, to persons or property, including wrongful death, in any manner to the extent caused by the negligence or willful misconduct of Lessee, its agents or employees in performance of this Lease or use of the Leased Land or the City Property. Lessee shall defend, with counsel selected by City, at Lessee's sole expense, any and all aforesaid suits, actions or proceedings, legal or equitable, that may be brought or instituted against City, its directors, officials, officers, agents or employees. Lessee shall pay and satisfy any judgment, award or decree that may be rendered against City, its directors, officials, officers, agents or employees. Lessee shall reimburse such parties for any and all legal expenses and costs incurred by one or all of them in connection with this Lease or the indemnity herein provided. Lessee's obligation shall survive termination or expiration of this Lease, and shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, agents or employees. In no event shall Lessee's be obligated to indemnify, defend and/or hold City harmless for claims to the extent such claims are caused by City's negligence or willful misconduct.

3.20 Amendments. The provisions of this Lease may be amended only by mutual written consent of the Parties.

3.21 No Relocation Assistance. Lessee acknowledges that Lessee is not entitled to relocation assistance or any other benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon termination of this Lease.

3.22 Time. Time is of the essence of this Lease.

3.23 Notices. All notices permitted or required under this Lease shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Lessee:

Tim Beeman
Bullseye Farms, LLC
PO Box 120 Woodland, CA 95776

City:

City of Woodland
300 First Street
Woodland, California 95695
Attn: Ken Hiatt, City Manager

Such notice shall be deemed made when personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.24 City Approvals and Actions. The City Manager shall have the authority, on behalf of the City (to the extent not provided otherwise in this Lease), to make approvals, issue interpretations, waive provisions, grant extensions of time, approve amendments to this Lease and changes to the attached exhibits prior to their execution. The City Manager reserves the right, in his sole and absolute discretion, to submit any requested modification, interpretation, amendment or waiver to the City Council if the City Manager determines or believes that such action could increase the risk, liability or costs to City, or reduce the length of affordability of the Project.

3.25 Entire Agreement. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Lease must be in writing and executed by both parties.

3.26 Invalidity. If any provision of this Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

3.27 Successors and Assigns. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

3.28 Governing Law and Venue. This Lease shall be governed by the laws of the State of California. Any action to interpret or enforce this Lease shall be brought and maintained exclusively in the courts of and for Yolo County, California.

3.29 Execution of Lease. This Lease may be executed in duplicate counterparts, each of which shall be deemed an original.

3.30 Survival. All obligations of Lessee hereunder not fully performed as of the completion or termination of this Lease shall survive such completion or termination, including without limitation all obligations concerning the condition of the Leased Land and the City Property.

3.31 Authority to Enter Agreement. Both Parties represent to the other that they have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of, this Lease. Each party warrants that the individuals who have signed this Lease have the legal power, right, and authority to enter into this Lease and bind each respective party.

3.32 Discrimination. Lessee covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this Lease is made and accepted upon and subject to the requirement that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, use, occupancy, tenure, or enjoyment of the premises, nor shall Lessee, or any person claiming under or through Lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of the Leased Land.

The effective date of this Lease Agreement is the date of execution by the last party to sign (the “**Effective Date**”).

CITY:
City of Woodland,

a municipal corporation

By: _____
Ken Hiatt
City Manager

Date: _____

Attest:

By: _____
Ana Gonzalez
City Clerk

LESSEE:
Bullseye Farms, LLC,

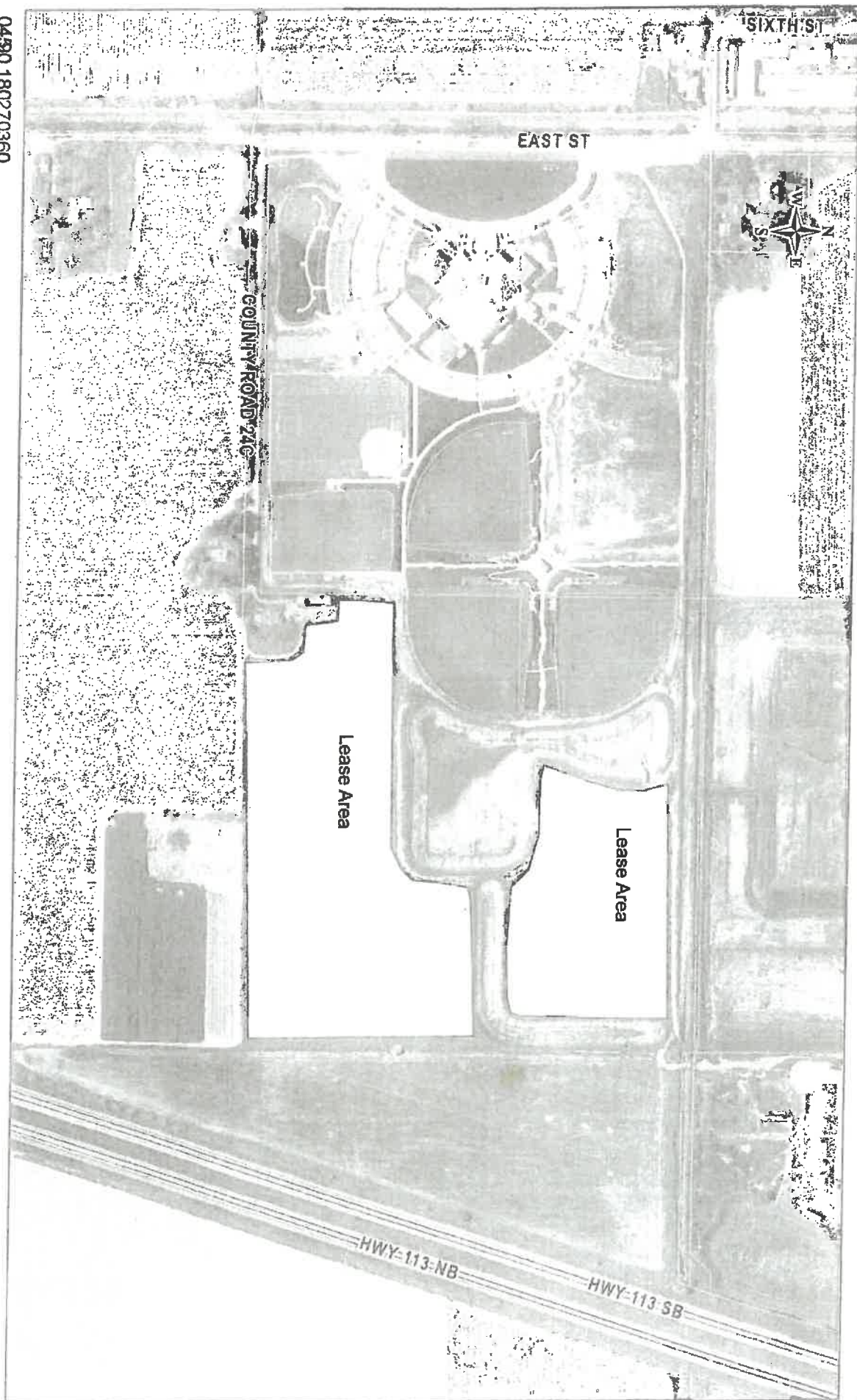
a California limited liability company

By: _____
Tim Beeman

Date: _____

EXHIBIT A
Legal Description

0490 180270360
Feet



CITY OF WOODLAND RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO EXECUTE AN AMENDED AND RESTATED LEASE AGREEMENT WITH BULLSEYE
FARMS, LLC FOR A PIECE OF PROPERTY GENERALLY
LOCATED AT SPORTS PARK DRIVE

WHEREAS, the City is the record owner of a piece of property generally located at Sports Park Drive, City of Woodland, County of Yolo, Assessor's Parcel Number 041-080-02; and

WHEREAS, the City historically has not used this property but desires to retain the property as it is anticipated to be included as part of the City's Sports Park at full build-out of the Sports Park; and

WHEREAS, Bullseye Farms, LLC has been leasing the property for farming operations from the City since 2011; and

WHEREAS, Bullseye Farms, LLC desires to continue to lease the property, and the City desires to continue to lease the property to Bullseye Farms, LLC on a year-to-year basis until such time that the City desires to utilize all or a portion of the property for expansion of the Sports Park; and

WHEREAS, the City and Bullseye Farms, LLC further desire to update the terms of the lease through the proposed Amended and Restated Lease Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

The City Council hereby authorizes the City Manager to execute an amended and restated lease agreement between the City of Woodland and Bullseye Farms, LLC, for property generally located at Sports Park Drive, in substantially the form attached hereto, subject to nonsubstantive, clarifying changes as approved by the City Manager in consultation with the City Attorney.

PASSED AND ADOPTED by the City Council this 7th day of September, 2021, by the following vote:

AYES:	Council Members:
NOES:	Council Members:
ABSENT:	Council Members:
ABSTAIN:	Council Members:

Tom Stallard, Mayor

Attest:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.14
SUBJECT: Contract Amendment #5 with Interwest Consulting Group - Plan Review and Building Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #5 to the consultant services agreement with Interwest Consulting Group for an additional amount up to \$150,000 for a total agreement amount of \$975,000, and extending the term of the agreement through December 31, 2022

Staff Contact:

Lynn Johnson, Senior Management Analyst, (530) 661-5979, Lynn.Johnson@cityofwoodland.org

Fiscal Impact:

Interwest Consulting Group has been providing as-needed plan check and building inspection services for the City of Woodland for many years. In spring 2018, the City issued a Request for Qualifications (RFQ) and, after a Quality Based Selection (QBS) process, selected Interwest Consulting Group to continue providing as-needed plan check and building inspection services for the City. The contract began July 1, 2018 for a one-year period and a not exceed limit of \$150,000. Due to continued residential building, complex plan check submittals, and staffing shortages, four amendments have been authorized extending the term of the contract through June 30, 2021 and bringing the total contract authority to \$825,000.

The FY2022 budget includes \$100,000 for on-going contract building inspection services and an additional \$50,000 for contract plan checking. The proposed Amendment #5 will add \$150,000 to the overall contract authority, bringing the total not to exceed cost to \$975,000. Additionally, the term of the contract will be extended an additional 18 months to December 31, 2022. Fees collected for plan check and inspection fully cover the cost of the consultant services. Demand for building inspection and plan check services continues to outpace our ability to provide these services with in-house staff alone.

Background:

California building departments are required to have qualified staff in place and available for timely plan review and inspections. The City continues to rely on support services from consultants during extended periods of heightened workload. In May 2018, the City issued an RFP for consultant firms able to provide Chief Building Official (CBO) services, plan check and building inspection services. Six (6) proposals were received, reviewed, evaluated and prioritized utilizing a QBS process. Interwest was selected based on their past performance in completing service contracts similar in scope as well as having the lowest annualized costs. Although we no longer need CBO services, we continue to need assistance with plan check and building inspection services.

Currently, calls for inspections vary from 40 to 50 per day, which is more than our full-time Senior Building Inspector can manage alone. Our Chief Building Official performs the more complex commercial building inspections, but has other responsibilities that prevent him from doing the more routine residential inspections. Our contract authority with Interwest is depleted and the term of the contract expired on Jun 30, 2021. The requested amendment is necessary for their continued services to meet the on-going demand.

Discussion:

Building Division staff require the assistance of outside building plans reviewers and construction inspections,

particularly during peak building activity periods that can last months or longer. With the continued residential development in the southeast area and several in-fill residential projects, in-house staff cannot manage the inspection demand. Additionally, commercial and industrial buildings often require multiple plan checks and more inspections than smaller projects. There are three proposed new hotel projects as well as a multi-family in-fill project that will require enhanced plan check services as well as inspection services once construction commences. Interwest's staff will help us meet this expected demand for services.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #5 to the consultant services agreement with Interwest Consulting Group for an additional amount up to \$150,000 for a total agreement amount of \$975,000, and extending the term of the agreement through December 31, 2022.

Prepared by: Lynn Johnson, Senior Management Analyst

Reviewed by: Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Fifth Amendment- Interwest Consulting Group

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE FIFTH AMENDMENT TO AN AGREEMENT WITH INTERWEST
CONSULTING GROUP FOR PLAN REVIEW & BUILDING INSPECTION SERVICES**

WHEREAS, the City has been under contract with Interwest Consulting Group since July 2018 to provide plan review and building inspection services; and

WHEREAS, Interwest Consulting Group was selected through a Request for Qualifications process in 2018; and

WHEREAS, the City's initial contract authority was from July 1, 2018 – June 30, 2019 in an amount not to exceed \$150,000; and

WHEREAS, the City Council approved amendment one to the agreement on March 19, 2019 that added an additional year to the term, from July 1, 2019 – June 30, 2020, and added an additional \$230,000 to provide on-going services; and

WHEREAS, the City Council approved amendment two to the agreement on October 15, 2019 that added an additional \$150,000 to provide on-going services; and

WHEREAS, the City Council approved amendment three to the agreement on July 7, 2020 that added an additional year to the term, from July 1, 2020 – June 30, 2021 and added an additional \$180,000 to provide on-going services; and

WHEREAS, the City Council approved an additional \$115,000 on February 21, 2021 through the FY 2021 Mid-Year Budget Adjustments to be used for on-going plan review and inspection services that became memorialized as amendment four to the agreement; and

WHEREAS, the services of Interwest Consulting Group are still required to provide as needed plan review and building inspection services through 2022; and

WHEREAS, the City of Woodland wishes to approve amendment five to the agreement with Interwest Consulting Group that increases the contract amount by \$150,000 bringing the total not to exceed amount to \$975,000; and extend the contract time by eighteen months, from July 1, 2021 to December 31, 2022; and

WHEREAS, the City Council wishes to approve the amendment to the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the Fifth Amendment to the Agreement with Interwest Consulting Group to extend the contract time from July 1, 2021 to December 31, 2022 and to increase the not to exceed amount by \$150,000 bringing the total contract authority to \$975,000 and authorizes the City Manager to execute the Agreement.

Section 2. A copy of the Consultant Agreement is available and on file in the City Clerk's office, is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 7th day of September 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

ARTICLE 1. PARTIES AND DATE

This Fifth Amendment to the Professional Services Agreement (“Fifth Amendment”) dated as of the _____ day of September 2021 is entered into by and between the City of Woodland (“City”) and Interwest Consulting Group (“Consultant”).

ARTICLE 2. RECITALS

2.1 City and Consultant entered into that certain Professional Services Agreement dated July 1, 2018 (“Agreement”), whereby Consultant agreed to as needed plan check and inspection services.

2.2 City and Consultant now desire to amend the Agreement to include additional compensation in accordance with Consultant’s original contract scope of work dated July 1, 2018. The total compensation for the Fifth Amendment shall not exceed One hundred fifty thousand dollars (\$150,000.00) for a total contract amount of Nine hundred seventy-five thousand dollars (\$975,000).

2.3 City and Consultant now desire to amend the Agreement to extend the contract time from July 1, 2021 to December 31, 2022.

ARTICLE 3. TERMS

3.1 Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.2 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.3 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

**Fifth Amendment To Professional Services Agreement Between The City Of Woodland
And Interwest Consulting Group** **CM# 000786**

City Of Woodland

Interwest Consulting Group

By: _____
Ken Hiatt
City Manager

By: _____
Paul Meschino
Vice President, Operations

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: I.15
SUBJECT: Final Acceptance and Notice of Completion of Public Improvements for Subdivision Final Map 5091, Oyang North.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the public improvements associated with Subdivision Final Map 5091, Oyang North, constructed by KB Home Sacramento Inc., as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:

Ed Wisniewski, Senior Civil Engineer - (530) 661-5975; ed.wisniewski@cityofwoodland.org

Fiscal Impact:

There is no impact to the City budget other than future operation and maintenance costs. All infrastructure improvements were paid for by the developer and Spring Lake Specific Plan (SLSP) owners overall. The developer participates in all funding mechanisms for backbone infrastructure construction including the bond district and the Spring Lake Infrastructure Fee program. The owners participate in the Spring Lake Landscape & Lighting District as well as a Community Facilities District for operation and maintenance of the Community Center & Sports Park. The SLSP Fiscal Impact Study (November 2002) analyzed the overall impact of the SLSP area and predicted a fiscal surplus at build-out.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets (excludes landscaping) for accounting purposes and financial reports. The total cost of public infrastructure in the GASB34 categories that the City will acquire with these improvements is shown below.

Est. GASB 34 category	Oyang North (SM #5091)
Road	\$2,250,000
Water	\$800,000
Sewer	\$490,000
Storm Drain	\$710,000

Background:

On December 6, 2016, City Council approved the tentative map and development agreement for development of the 28.5-acre Oyang North Development with 112 single-family lots and one multi-family lot.

With the approval of the Oyang North Final Map 5091 (112 lots) on June 19, 2018, KB Home Sacramento Inc. and the City entered into a Subdivision Improvement Agreement, a contract to construct in-track subdivision improvements and offsite improvements to serve the property. Improvement plans were approved on April 26, 2018 and construction began in spring of 2018.

Discussion:

As of August 2021, KB Home Sacramento Inc. has completed the infrastructure improvements associated with the Oyang North development to the satisfaction of the City Engineer, the Public Works and Community Development Departments. The work was designed to City Standard Specifications and the improvements were inspected by the City during construction. Following Council acceptance, the City Clerk will file a Notice

of Completion for the completed items initiating release of the developer's performance and payment securities for these improvements. The developer has provided a warranty security to correct any defects identified during the warranty timeframe of one year following acceptance by City Council.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, accepting the public improvements associated with Subdivision Final Map 5091, Oyang North, constructed by KB Home Sacramento Inc., as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: Ed Wisniewski, Senior Civil Engineer

Reviewed by: Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Location Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING PUBLIC IMPROVEMENTS FOR SUBDIVISION MAP NUMBER 5091
(OYANG NORTH)**

WHEREAS, on December 6, 2016, the City Council approved the Tentative Map and Development Agreement for the Oyang Development with 112 single family lots and one multi-family lot; and

WHEREAS, on June 19, 2018, the City Council approved Final Subdivision Map #5091 (Oyang North); and

WHEREAS, KB Home Sacramento Inc. entered into a subdivision improvement agreement to construct the infrastructure necessary to serve the development permitted by the Map (the “improvements”) and furnished bonds to ensure the timely completion of the improvements; and

WHEREAS, on April 26, 2018, the City Engineer approved the improvement plans for Oyang North (Subdivision Map No. 5091); and

WHEREAS, as of August 2021, KB Home Sacramento Inc., has completed the Improvements; and

WHEREAS, the Subdivision Map Act and the Woodland Municipal Code require the City to accept public improvements which have been completed; and

WHEREAS, KB Home Sacramento Inc. has requested that the City accept those Improvements that have been completed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby accepts those Civil and Landscape Improvements constructed as shown on the plans entitled “Improvement Plans for Oyang North” and approved by the City Engineer on April 26, 2018.

Section 2. The City Council hereby authorizes the City Clerk to file the Notice of Completion and release the developer’s securities held for the completion of public improvements associated with the Oyang North (Subdivision Map No. 5091) Project.

Section 3. Through adoption of this resolution, the City of Woodland does not waive any of its rights, or obligations of KB Home Sacramento Inc., or any other entity, under the conditions of approval for the Map, any associated development agreement, reimbursement agreement, participation agreement, or under any other document, ordinance or applicable law.

Section 4. The adoption of this resolution shall not be deemed to cure any breach by KB Home Sacramento Inc., or any other entity of its obligations under the Map or any other document, ordinance, or applicable law.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of September 2021, by the following vote:

AYES:

NOES:

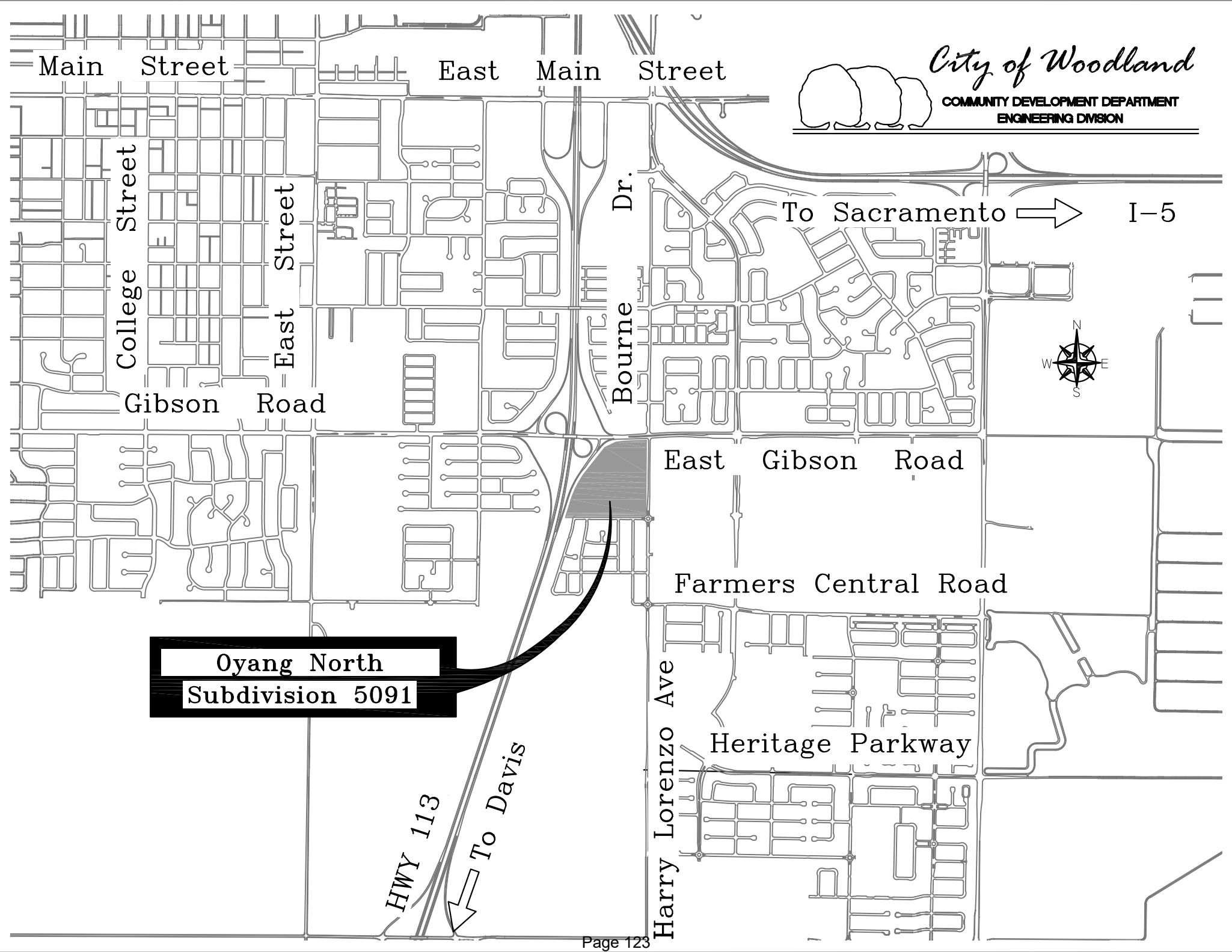
ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana Gonzalez, City Clerk



Main Street

East Main Street

City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

College Street

East Street

Bourne Dr.

To Sacramento

I-5

Gibson Road

East Gibson Road

Farmers Central Road

Oyang North
Subdivision 5091

Heritage Parkway

Harry Lorenzo Ave

HWY 113

To Davis



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: J.16
SUBJECT: City of Woodland 6th Cycle Housing Element

Recommendation for Action: Staff recommends that the City Council: (1) Receive a staff report; (2) Hold a public hearing; and

- (a) Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- (b) Adopt Resolution No. _____, Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
- (c) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

The City of Woodland was successful in securing a State Planning Grant from the Department of Housing and Community Development (HCD) for \$300,000. Funds were appropriated to CIP#21-08 and allocated to three projects: to fund the 6th Cycle update to the Housing Element contract with Lisa Wise Consultants in the amount of One Hundred and Seven Thousand Two Hundred and Five Dollars (\$107,205); to provide additional funding to the Comprehensive Zoning Code update, in the amount of Eighty Three Thousand Dollars (\$83,000); and to fund an analysis of affordable in-lieu fees on a square foot basis, in the amount of Forty Five Thousand Six Hundred Dollars (\$45,600). The City also received a Twenty Thousand Dollar (\$20,000) REAP grant from the Sacramento Area Council of Governments (SACOG) to assist in funding the Housing Element update. CIP#21-08 funds were used to fund a contract with Raney Planning and Management, Inc., in the amount of Eight Thousand Two Hundred and Five Dollars (\$8,205) for preparation of a CEQA Initial Study, and to cover staff time. In addition, SACOG provided support to member agencies by utilizing state funds to pay a consultant team, Ascent Environmental, to prepare the Affirmatively Furthering Fair Housing (AFFH) report draft for the City of Woodland.

Report in Brief:

The Public Review Draft 6th Cycle Housing Element contains an identification and analysis of existing and projected housing needs, constraints, and resources for the City of Woodland, and a statement of goals, policies, qualified objectives, and scheduled programs for preservation, improvements, and development of housing.

The existing 5th Cycle Housing Element was adopted in May of 2013 and then updated on May 15, 2017, concurrent with the City's 2017 General Plan Update. The new 6th Cycle Housing Element covers the eight-year period from June 30, 2021 through October 15, 2029.

The State Department of Housing and Community Development (HCD) reviews every local jurisdiction's housing element to determine whether it complies with State law. The City submitted the Public Review Draft Housing Element to HCD on May 14, 2021 for a preliminary 60-day review. The document was updated July 1, 2021 to include the AFFH section in the document, including Appendix F. Edits are shown as underlined in the document. Written comments were received from Legal Services of Northern California on July 2, 2021 and from HCD on July 13, 2021. The City reviewed all comments and made significant updates in response,

which are shown as either strike out for removal or underline and bold and yellow highlight for additions or modifications. On August 4, 2021, the City received additional comments from HCD concerning the AFFH section. Edits have been made to comply with the statutory provisions and HCD Guidelines. Edits are shown in strikeout for removal or underline and bold with green highlight.

The City has posted the updated draft to the website, provided hard copies in publicly accessible locations, and provided a copy to all individuals or entities who provided comments on the initial draft. Once approved by City Council, staff will resubmit the Housing Element to the State for review in compliance with Housing Element Law. Appendix E of the Public Review Draft Housing Element provides a summary of the public outreach and response to specific questions. Attachments 6, 7, 8, and 9 provide a summary of comments received and responses.

Per state requirements, jurisdictions in the SACOG region must adopt the Housing Element by September 15, 2021. If the legislative deadline is not met, then the City must update the Housing Element every four years for two consecutive review cycles, per Government Code section 65588, subdivision (e)(4). The City may update, modify, or amend the adopted Housing Element after this date and remain in compliance with the adoption deadline.

Background:

The Housing Element is one of the seven mandated elements of the City of Woodland General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City of Woodland, along with all other California cities and counties, is required to adequately plan to meet the housing needs of our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period.

In 2017, a significant legislative housing package was approved to address the severe housing shortage in California. Several bills in the legislative package modified key provisions of housing element law relating to the identification of housing sites and no net loss of low-income housing sites; AB 1397 (Low) and SB 166 (Skinner), respectively. The goal is to encourage communities to provide the private housing market with greater opportunities for housing development while also evaluating and reducing constraints.

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation. HCD provided a guidance document for compliance with AB 686, which was released in April 2021 called Affirmatively Furthering Fair Housing (AFFH).

The key component of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the state estimates each region's housing needs for all income groups for the upcoming eight years. The City of Woodland's RHNA target for the 2021-2029 planning period is 3,087 new residential units. The Public Review Draft Housing Element identifies vacant sites that are considered the most appropriate for residential development and have adequate capacity to accommodate new residential projects to satisfy the RHNA estimate. A detailed review of the Sites Analysis is provided in Appendix C of the Public Review Draft Housing Element (Attachment 2)

During the COVID-19 pandemic, all public meetings and input was received through digital means using Zoom webinars, email, and the City's website. Public outreach was facilitated by the City in an attempt to reach all known representatives who have an interest in housing within the community. In addition, all property owners with sites identified on the sites analysis were notified of the community meeting and all future public

meetings. Written notices, email, and web-based contacts were used. Display ads were published in the local newspaper. All notices were provided in Spanish and English. Printed copies of the Public Review Draft Housing Element were available in print at the Library and the Community Development Department.

The Planning Commission, at their regularly scheduled meeting, conducted a public hearing to review the Public Review Draft 6th Cycle Housing Element on August 5, 2021, and unanimously recommended to City Council approval of the 2021-2029 6th Cycle Housing Element by a vote of 6-0 with one member absent.

Discussion:

Summary of Draft 6th Cycle Housing Element

The Draft Housing Element (Attachment 2) consists of the following sections:

- Section 1 – Introduction
- Section 2 – Projected Housing Need
- Section 3 – Housing Resources
- Section 4 - Housing Plan
- Appendices
 - o A- 2017 Housing Element program review
 - o B – Housing Needs Assessment
 - o C – Sites Inventory and Methodology
 - o D – Housing Constraints
 - o E – Public Outreach Summary
 - o F – Affirmatively Furthering Fair Housing

Section 1 – Introduction

Section 1 provides an overview and summary of data sources and relationships to other plans and documents, as well as a summary of public participation.

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. Each jurisdiction's responsibility for meeting the overall regional housing needs is established as a Regional Housing Needs Allocation or RHNA. Each city and county within the region must demonstrate in the community's housing element that there is adequate land capacity to accommodate their local share of regional housing needs, or RHNA.

SACOG's methodology for allocating RHNA assignments to cities 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 that already have a higher-than-average proportion of lower income households had the amount of their lower income RHNA units reduced. 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 a higher allocation of lower income RHNA units, intending to increase the access of lower income households to high opportunity areas. 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. Jurisdictions with a higher-than-average ratio were allocated more 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, down 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 of the Housing Element.

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 of the Housing Element. 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

	Woodland		Yolo County		SACOG	
Area/Income	Number	Percent	Number	Percent	Number	Percent
Total	3,087	100%	15,242	100%	153,512	100%
Very Low	663	21.5%	3,669	24.1%	38,999	25.4%
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%
<i>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.</i>						

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 can 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

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 ensures availability of an adequate amount of land that has 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 state has minimum density and size criteria for sites that are estimated as suitable for lower income. *Lower income sites are considered suitable if they have zoning that accommodates densities of 30 dwelling units to the acre, available wet and dry utilities, and are between 0.5 and 10 acres in size.*

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. A detailed summary is provided in Appendix C: Site Inventory of

the Housing Element.

The inventory includes a total of 143 vacant sites located throughout the City that can accommodate 3,465 units with existing zoning regulations. Given the 449 units in the pipeline, and the potential 837 units expected in the next 5-10 years under the Research and Technology Park Specific Plan (RTSP), the City has capacity for an additional 827 units above the required RHNA of 3,087 units. Of the additional capacity, 160 units are suitable for Very Low and Low Income units. The inventory includes four sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of May 2021. (The State restricts the number of times a site may be listed without additional intervention).

2021-2029 RHNA Capacity Analysis

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	0	269	1,449
Remaining RHNA	882	601	1,155	2,638
Realistic Unit Capacity	763	885	980	2,628
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity	1,042	1,164	1,259	3,465
Excess Capacity Above RHNA	160	563	104	827

The Site Inventory reflects vacant land suitable for development across the City of Woodland. A detailed list of the sites by APN is available in Appendix C of the Housing Element.

These identified sites do not represent the full inventory of vacant and underutilized sites in Woodland, but are sites that meet the States statutory requirements and are considered the most appropriate for residential development in the upcoming planning period. A program included in the Housing Element requires the City to identify all other sites that may be suitable for redevelopment in the future, known as opportunity sites. Some communities with very limited vacant land are only able to rely on redevelopment of existing developed sites. Woodland is fortunate in having adequate vacant sites of the correct size and zoning (density), with access to utilities.

Section 4 – Housing Plan

The Element proposes four overarching goals. Policies and specific programs are provided in support of the goals.

Goal A: Development of Housing

Key policies to which the City is committing:

- Increase Development Certainty
- Minimize Development Constraints
- Adequate Sites to Accommodate New Housing Needs
- Infill Housing Development
- Provision for Affordable Housing

Multiple programs are incorporated that reflect both on-going or proposed actions. As example, several programs address modifying the City's Zoning Code to ensure adequate sites, maintain zoning to facilitate housing development, and correct existing deficiencies regarding density bonus provisions, farmworker housing, emergency shelter, and other updates to address special needs groups such as persons with disabilities. Updates will be incorporated into the comprehensive code update. Other actions that encourage additional housing opportunities are reflected in the future adoption and annexation of the Research and Technology Park Specific Plan area. Further, program A7 requires the city to monitor the site inventory and evaluate any request to lower the minimum density of a site that is counted toward meeting the City's

RHNA. The City will track all future development on identified potential housing sites.

Goal B: Maintenance of Housing

Key Policies to which the City is committing:

- Housing Rehabilitation
- Code Compliance Program
- Housing Retention in Downtown
- Preservation of Subsidized Rental Housing
- Energy Conservation and Efficiency

Programs recommend that the City continue to review State and Federal funding programs for rehabilitation and maintenance assistance for lower income units and special needs groups and the preservation of at-risk affordable housing. Preservation of existing housing in the downtown area and conversion of underutilized upper floors is encouraged. Measures to facilitate greater energy conservation in existing residential development are recommended.

Goal C: Equal Opportunity Housing

Key Policies to which the City is committing:

- Equal Opportunity
- Fair Housing Hotline
- Enforcement
- Housing Equity

Programs commit the City to continuing Fair Housing Information actions and to providing individuals with disabilities with reasonable accommodation to housing. Continue to encourage developers to apply universal design principles in new housing.

Goal D: Energy Conservation and Sustainable Housing Development

Key Policies to which the City is committing.

- Site Design
- Infill, Adaptive Reuse, and Mixed Use
- CalGreen
- Energy and Environment

Programs commit the City to incorporate sustainability, conservation, and climate adaptation standards and requirements into the Comprehensive Code update, to ensure consistency with the State Model Water Conservation Ordinance, and to implement the State CalGreen code. Support of community-based organizations such as Woodland Tree Foundation is encouraged.

Appendix A – Existing Housing Element Program Review – 5th Cycle Results

Appendix A provides a review of the current 2013 – 2021 Housing Element programs. Attachment 4 provides a summary review of key programs and actions taken during the previous Housing Element cycle (2013-2021).

Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation.

The Sacramento Council of Governments (SACOG) has utilized technical assistance funding from the State to help the member agencies comply with AB 686. The planning consultant firm Ascent Environmental prepared the AFFH analysis for the City of Woodland. The draft analysis was published and sent to HCD on

6/25/21. The City received comments from HCD regarding the AFFH analysis on August 4, 2021. Attachments 7 and 8 include HCD's comments and the City's response to those comments.

A review of programs to help further fair housing practices is summarized in Section 1.7 of the Public Review Draft Housing Element with a detailed analysis provided in Appendix F. Two areas of concern were identified; 1) Disparities in Access to Opportunity, and 2) Displacement Risk. The analysis utilized data developed using census tract and block group information as well as opportunity maps prepared by HCD (TCAC Opportunity Map). A listing of proposed programs is provided in Table 1.1 of the Public Review Draft Housing Element.

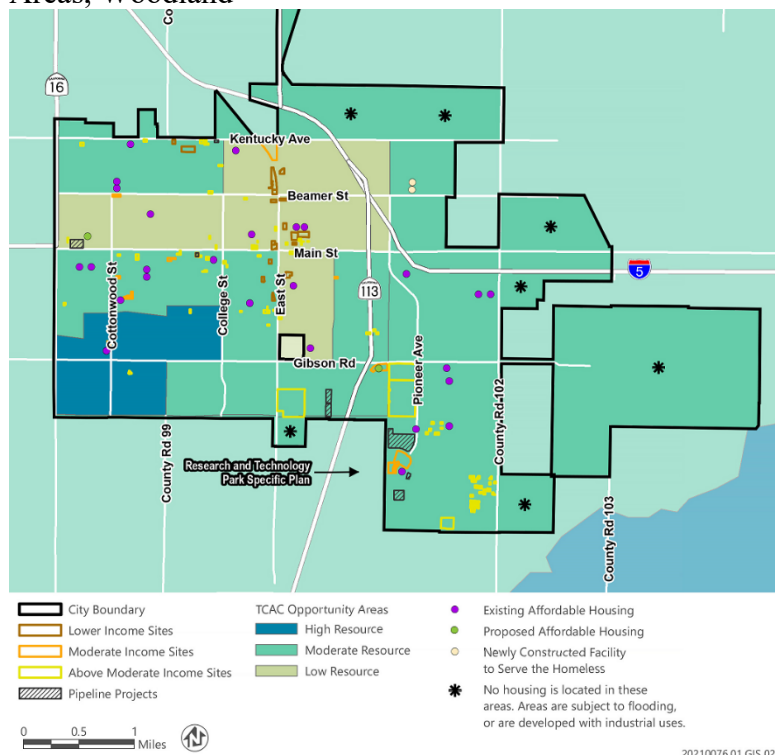
Disparities in Access to Opportunity:

The contributing factor to this issue is that the RHNA sites analysis finds that there are a larger number of available lower-income sites in areas of identified low resource. That there is a lack of land area available in the section of the city identified as high resource. The City has identified a number of programs to address fair housing issues. A number involve amendments to the Zoning Code to consider such actions as rezoning commercial areas to allow multiple family housing as a permitted use, to consider allowing tri-plex and four-plex units in existing low-density districts, as well as to update sections to meet current state requirements for density bonuses. Other actions include continuing a first time homebuyer program, and utilizing grant funds when possible to plan and provide for infrastructure improvements in low resource areas.

Displacement Risk:

The contributing factor to this issue is that there is a high housing cost burden and low rates of homeownership for lower income households, particularly for Hispanic/Latino residents. The Housing Element includes a number of programs to offer a range of actions that together will improve conditions. The actions include focusing on means to preserve existing affordable units, existing housing in the downtown areas, providing energy conservation and rehabilitation programs, supporting fair housing tenant support programs, as well as continuing to seek funding opportunities to provide financing assistance to construct lower income units.

Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland



The TCAC opportunity map provides a visual summary of areas that have the highest and lowest resources,

found on the Office of State Treasurer web site. The maps use indicators such as economic opportunities, environmental options, educational attainment, as well as poverty and racial segregation. The map provided above is a compilation of information. Existing and proposed multi-family affordable housing sites are illustrated in relation to the identified resource areas. Attachment 5 provides a summary of affordable rental projects in Woodland for which there is some means of affordability covenant. It is noted that information provided in the areas with an asterisk (*) is considered inaccurate due to the 2010 census tract and block group boundaries which included portions of Yolo County. Additional information is provided in the Public Review Draft Housing Element Appendix F, Affirmatively Furthering Fair Housing analysis.

Like other communities in California, Woodland is working to ensure adequate compliance with state requirements under AB 686. As noted above, the City must adopt the Housing Element by September 15, 2021 to remain in compliance with State Law and remain eligible for funding and other incentives.

The City has updated the Public Review Draft to address the comments received from HCD on August 4 regarding the AFFH analysis. Updates or edits to the document based on the recent comments are shown in strike out for removals or bold/underline with green highlight.

HCD Review Process:

The Public Review Draft Housing Element was submitted to HCD for review on May 14, 2021. On June 25, 2021, the City provided an updated draft to HCD to include the AFFH analysis. The State has up to 60-days to review the Housing Element and provide the City with comments related to meeting state requirements. In response to the initial draft, LSNC provided comments to the City on July 2, 2021 and HCD provided comments on July 13, 2021. The City has made any necessary modifications in response to comments and to ensure the document meets requirements to be certified by the State. (Attachments 6 & 7) On August 4, 2021, HCD provided additional comments to the City specifically in review of the AFFH analysis. The City has made additional necessary modifications to ensure the document meets all requirements necessary to meet state requirements. (Attachments 8 & 9)

Upon submittal of the revised Housing Element, the State will review and issue a letter of conditional compliance, or if there are additional concerns, HCD may issue comments/findings requiring additional attention. Should the latter occur, depending on the significance of the findings, the updated draft may require re-adoption. Staff is requesting that if only minor or technical changes are required, that the City Manager be authorized to approve the changes. If significant changes are requested, the document will be re-noticed for Planning Commission and City Council adoption.

Public Participation and Comments:

The 6th Cycle Housing Element review occurred during the height of the COVID 19 pandemic, a time when public contact and gathering was completely restricted. The City made efforts to conduct outreach using techniques available at the time, including teleconference, mail, social media, and newspaper. The following summarizes the public participation elements utilized to help prepare the document.

Focus Groups:

The City of Woodland conducted three focus group meetings early in the process in order to obtain feedback from key stakeholders and community members involved in all aspects related to housing. A total of 53 individuals or organizations were contacted, of which 20 individuals participated in the group events. There were three focus groups for which the following organizations or representatives were noticed:

Community and Housing Advocates:

Yolo County Housing Authority, Empower Yolo, Communicare Health Centers, Legal Services of Northern California, Fourth and Hope, Community Housing Opportunities Corp, Friends of the Mission, Holy Rosary Church, Bayside Church, Woodland United Methodist Church, Woodland Christian Church, Woodland Spanish Church, Woodland Opportunity Village, local residents in the Armfield neighborhood, and Planning

Commission.

Housing Developers:

Mutual Housing California, Neighborhood Partners, USA Properties Fund, Inc, SZ Downtown Partners, LLC, Local Builders, Mercy Housing, Fieldstone Consulting, Taylor Morrison, Laugenhour and Meikle, Cunningham Engineering, Tandem Properties.

Local Institutions and Businesses:

REMAX Gold, Chamber of Commerce, Yolo Credit Union, St. Johns Retirement Village, Yolo Community Care Continuum, Yolo County CASA, Yolo Food Bank, Summer House Inc., Cache Creek Lodge, Woodland Food Closet, Short Term Emergency Aid Committee, Yolo Crisis Nursery, Meals on Wheels Yolo County, Dignity Healthcare, Woodland Memorial Hospital, California Hispanic Chamber of Commerce, Hispanic Chamber of Commerce Yolo County, Yolo Public Health, Woodland Community College, Woodland Joint Unified School District, Yolo County Association of Realtors.

Communication was provided in both Spanish and English by mail and email and in the newspaper.

Community Workshop:

The City of Woodland conducted a citywide community workshop on June 2, 2021 in Zoom webinar format. A summary of the overall housing element process was provided and the draft element was summarized with information provided regarding the review and comment period. A total of 212 mailers were sent out, including the Planning Commission and City Council. The listing included the same individuals identified for the focus groups plus any additional interested parties as well as property owners identified in the sites inventory. Notice was provided by email when known, and all information was posted on the City's web site. Communication and web information was provided in both Spanish and English. Two display ads regarding the meeting, both in Spanish and English, were published in the local Daily Democrat newspaper.

A total of 8 individuals attended the meeting, as observed via zoom. Additional individuals may have watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Planning Commission Review

The City provided public notice of the public meeting both by mail and email when known. In addition, two quarter-page display ads were published. Information was provided on the city's web page. All notices were provided in English and Spanish. A copy of the updated Public Review draft was sent to all individuals and agencies who commented on the previous draft.

The Planning Commission, at their regularly scheduled meeting, conducted a public hearing to review the Public Review Draft 6th Cycle Housing Element on August 5, 2021, and unanimously recommended approval by a vote of 6-0 with one member absent.

While no changes were recommended to the document, the Commission did highlight a few areas of concern related to housing. Commissioner Smith expressed particular concern regarding female heads of households with children who are in poverty and stated that he hoped that public outreach concerning resources could be targeted at this group. Additional concerns were voiced concerning conservation and sustainability. Several commissioners voiced concern regarding water availability and water conservation.

Other Noticing:

The City has provided a specific Housing Element web page and email address HousingElement2021@cityofwoodland.org. Information, documents, and contact information is provided on the web page, both in English and Spanish.

Review Comments on the Draft Housing Element

The City received comment letters from Legal Services of Northern California on July 2, 2021 and from HCD on July 13, 2021. Subsequent comments were received from HCD concerning the AFFH analysis on August 2, 2021. A summary of the meetings, comments received, and responses to comments are provided in Appendix E of the Public Review Draft Housing Element and in Attachments 6, 7, 8, and 9.

Environmental Review:

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and intensity established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The City conducted an environmental assessment Initial Study/15183 review and determined that the proposed amendment to the General Plan Housing Element would not result in potentially significant off-site impacts or cumulative impacts, which were not evaluated in the City’s General Plan EIR. The modified Initial Study/15183 Checklist provides the evidence required that the certified General Plan EIR environmental determinations are applicable to the proposed Housing Element Update. (Attachment 3).

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and Zoning designations that are appropriate for residential use to accommodate the City’s housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact beyond what has already been anticipated in the General Plan EIR. The Housing Element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts.

Additionally, the location and nature of future residential development within the City will continue to be guided by the Woodland General Plan and Zoning Code. Future housing projects will continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation and environmental effects. Future projects to amend the General Plan or Zoning Code will be subject to project specific environmental analysis.

Conclusion:

Staff recommends that the City Council: (1) Receive a staff report; (2) Hold a public hearing; and

- (a) Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- (b) Adopt Resolution No. _____, Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
- (c) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Prepared by: Cindy Norris, Principal Planner

Reviewed by: Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. ATT 1 -CC Reso Adopting Housing Element
2. ATT 2 - Public Review Housing Element (Exhibit 1 to CC Resolution rv)
3. ATT 3 - Initial Study 15183 (Exhibit 2 to Resolution)
4. ATT 4 - Summary of 5th Cycle Housing Element Actions Taken
5. ATT 5- Summary of Affordable Rental Projects in Woodland
6. ATT 6 - Comments from LSNC and HCD on the Housing Element
7. ATT 7 - Response Summary to LSNC & HCD Comments
8. ATT 8 - HCD Comments on the AFFH August 4, 2021
9. ATT 9 - Responses to HCD AFFH Comments rev

CITY COUNCIL RESOLUTION NO. 2021-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AMENDMENT TO THE GENERAL PLAN TO REPLACE THE
EXISTING HOUSING ELEMENT WITH THE FINAL 2021-2029 HOUSING ELEMENT
UPDATE**

WHEREAS, the 6th Cycle Housing Element review occurred during the heart of the COVID 19 pandemic, a time when public contact and gather was completely restricted. The City made efforts to conduct outreach using techniques available at the time, including teleconference, mail, social media, and newspaper.

WHEREAS, on February 9 and 10, 2021 the City of Woodland held three focus group meetings to gather information and input from stakeholders who represent housing developers, housing advocates, and local businesses and institutions. Feedback from the focus group meetings was used to assist in the preparation of the draft 6th Cycle Housing Element.

WHEREAS, on May 14, 2021 the City of Woodland released the draft 6th Cycle Housing Element for public review and submitted the draft Housing Element to HCD for 60 day review.

WHEREAS, on June 2, 2021, the City of Woodland held a community workshop via teleconference. Meeting notice was provided to all identified parties interested in housing, to all property owners of identified sites on the RHNA inventory, and to the community at large using email, social media and display advertisement in the Daily Democrat; and

WHEREAS, on July 2, 2021 the City received comments from Legal Services of Northern California, and on July 13, 2021 and August 4, 2021, the City received comments from the State Department of Housing and Community Development (HCD). The City addressed all comments and have provided updates to the draft Housing Element in conformance with HCD comments; and

WHEREAS, on August 5, 2021, the City of Woodland Planning Commission held a duly noticed public hearing to receive public testimony, review the proposed 2021-2019 6th Cycle Housing Element update and General Plan Amendment, and provide a recommendation to the City Council; and

WHEREAS, the Planning Commission recommended that the City Council accept the determination that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed 2021-2029 6th Cycle Housing Element and General Plan Amendment based on evaluation using a modified Initial Study/15183 checklist, pursuant to the California Environmental Quality Act (“CEQA”); and

WHEREAS, on September 7, 2021, the City Council held a duly noticed public hearing to receive public testimony, consider the Planning Commission’s recommendations, and take action on the proposed 2021-2029 6th Cycle Housing Element at its regular meeting and voted to direct staff to transmit the draft 6th Cycle Housing Element and General Plan Amendment.

WHEREAS, this General Plan Amendment constitutes the first of four allowed amendments of the City’s General Plan for the 2021 calendar year, pursuant to section 65358(b) of the Government Code, pertaining to Planning and Zoning Law; and

WHEREAS, the City Council, based on oral testimony and documentary evidence submitted during the public hearings, hereby approves the determination that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed 2021-2029 6th Cycle Housing Element and General Plan Amendment based on evaluation using a modified Initial Study/15183 checklist, pursuant to the California Environmental Quality Act (“CEQA”); .

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

Section 1. Compliance with the California Environmental Quality Act. Based on substantial evidence set forth in the record, the City Council finds that the voting members have reviewed and considered that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed 2021-2029 6th Cycle Housing Element and General Plan Amendment.

Section 2. Public Interest. The City Council of the City of Woodland finds that this Resolution approving the 2021-2029 6th Cycle Housing Element Update and General Plan Amendment is in the public interest and is necessary for the public health, safety, and welfare.

Section 3. Approval of 2021-2029 Housing Element Update. The City Council hereby amends the General Plan to replace the existing Housing Element and to incorporate the final 2021-2029 6th Cycle Housing Element Update, attached hereto and incorporated herein as Exhibit 1.

ADOPTED AND APPROVED this 7th Day of September 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, MAYOR

Attest:

Ana Gonzalez, City Clerk

Approved as to Form:

Ethan Walsh, City Attorney

Exhibit 1 – Public Release Draft (PRD) 6th Cycle Housing Element
Exhibit 2 – 15183 Initial Study CEQA Analysis

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6th Cycle Housing Element

City Woodland

Prepared by:

Lisa Wise Consulting, Inc.

Public Review Draft | July 2021

Revised August 2021



Contents

Section 1	Introduction	3
1.1	Community Context	3
1.2	Organization of the Housing Element.....	3
1.3	Data Sources and Methods.....	4
1.4	Summary of Public Participation	5
1.5	Relationship to Other General Plan Elements	7
1.6	Relationship to Zoning	7
1.7	Affirmatively Furthering Fair Housing	8
Section 2	Projected Housing Need	11
Section 3	Housing Resources.....	13
3.1	Land Resources.....	13
3.2	Financial and Administrative Resources	14
3.3	Opportunities for Energy Conservation	18
Section 4	Housing Plan	20
	Goal A: Development of Housing	20
	Goal B: Maintenance of Housing	27
	Goal C: Equal Opportunity in Housing.....	30
	Goal D: Energy Conservation and Sustainable Housing Development.....	32
	Quantified Objectives	34
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 Public Outreach Summaries	E-1
Appendix F:	Affirmatively Furthering Fair Housing.....	F-1

This document includes two sets of revisions:

Edits in June 2021 to add Section 1.7 and Appendix F are shown in underline text

Edits in July 2021 to respond to HCD and public comment on the Public Review Draft are shown in **Bold/Highlighted text**. Insertions are underlined and deletions are in ~~strikeout~~.

Edits in August 2021 (after the Planning Commission hearing) to respond to HCD and public comment on the Affirmatively Furthering Fair Housing analysis are shown in **Bold/Highlighted text**.

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.

Affirmatively Furthering Fair Housing: This section provides an assessment of fair housing by identifying disparities in housing needs, unequal access to opportunity, and/or patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). See Section 1.7, below, and Appendix F. This assessment meets AB 686 requirements for all housing elements due to be revised on or after January 1, 2021

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. **Comments received were utilized to refine City policies and develop new programs to address identified housing needs.** Questions included:

- Who are the most underserved groups in the City?
- Do you see any disparities or concerns in housing patterns or trends in Woodland?
- Are you concerned about concentration, segregation in housing and access and opportunity in Woodland?
- What type of housing is most needed/in short in supply in Woodland?
- What are the unique challenges with building housing in Woodland?
- Are there any specific constraints with residential development standards and/or approval procedures in Woodland?
- 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 **on June 2, 2021 in webinar format** 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. **A total of 212 mailers were sent out noticing the event, including to the Planning Commission, City Council, all individuals identified for the focus groups, any additional interested parties, and all property owners of sites identified in the sites inventory. Notice was also provided by email when known, and all information was posted on the City's web site. Communication and web information was provided in both Spanish and English. Two display ads regarding the meeting, both in Spanish and English, were published in the local Daily Democrat newspaper. The community was given the opportunity to submit questions or comments in advance of the meeting (in writing or over the phone) if they could not attend.**

A total of 8 individuals attended the meeting, as observed via zoom. Additional individuals may have watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Topics discussed during this meeting included ~~(to be completed)~~:

- **The Research and Technology Park Specific Plan is utilized to help fulfill parts of the City's RHNA, including lower income RHNA. Annexation is underway. Lower income housing can be built elsewhere not identified in the site inventory.**
- **Concern of the limited number of sites on the east side of the City and not evenly distributed on the west side. The City focused on vacant sites that can accommodate higher density development.**

- In response to this comment and the AFFH analysis, the City included Program C.10, improvements to Armfield neighborhood to improve neighborhood conditions which will facilitate housing and Program A.20, expanding housing types in high opportunity areas.

Public Review Period. The public review draft of the Housing Element was released to the public on May 14, 2021, the same day it was sent to HCD. Notice of the document availability was sent to all focus group invitees, Planning Commission and City Council members, as well as to all property owners of sites identified in the Sites analysis. The document was placed on the City's web page and display ads in Spanish and English were published in the local newspaper.

The Affirmatively Furthering Fair Housing analysis was completed at the end of June 2021. The City incorporated the results of the analysis into the Public Review Draft Housing Element, submitted a revised draft to HCD and published the revised draft on the City's website on July 1, 2021. The City continues to accept public questions and comments on the Public Review Draft, including the revisions provided in July, in writing or directly. Comments received during public hearings will be noted and presented to the Planning Commission and City Council for consideration.

Public hearings (XX August and September 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.

1.7 Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH).

The California Department of Housing and Community Development (HCD) released AFFH assessment guidelines on April 27, 2021. The AFFH analysis covers, and is built upon, several other required components of the Housing Element, including the Needs Assessment (Appendix B), Sites Inventory (Appendix C), and Constraints Assessment (Appendix D), and as such is provided for in a separate appendix, referencing other technical components as needed. The summary of findings is provided below, in Table 1-1. For the complete analysis, see Appendix F.

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
<u>Disparities in Access to Opportunity</u>	- <u>Concentration of lower-income sites in low resource areas</u> - <u>Lack of vacant land in area of the city considered “high resource”</u>	<u>Proposed Housing Element Programs That Specifically Address Identified Issues:</u> <u>Programs A1, A2, A3, and A15 – Complete the update to the Zoning Code to expand residential development opportunities and ensure adequate site choices in the near and long term. Consider allowing residential in the Community Commercial zone and implementing form-based zoning. Facilitate infill development in all areas of the City.</u> <u>Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints.</u> <u>Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements.</u> <u>Program A8 – Amend the Code to further facilitate housing for farmworkers</u> <u>Program A16-Offer incentives to developers of affordable housing.</u> <u>Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing.</u>

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
		<u>Program A20- Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas.</u> Program A-21 – Encourage ADUs or multi-gen units to offer additional housing opportunities <u>Program B-4 encourages the construction of infill and affordable, mixed-use housing projects in the downtown area</u> <u>Program C9- Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources.</u> <u>Program C10- Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street.</u> Program C-11- Meet with stakeholders to discuss constraints to housing for persons with disabilities and the Reasonable Accommodation procedures. C-12 – Continue to evaluate housing needs and fund programs and services using CDBG funding with an emphasis on assisting low resource areas.
<u>Displacement Risk</u>	- <u>High housing cost burden for renter households</u> - <u>Limited deed-restricted affordable housing units in central city</u> - <u>Low rates of homeownership in central city, particularly for Hispanic/Latino residents</u>	<u>Proposed Housing Element Programs That Specifically Address Identified Issues:</u> <u>Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints.</u> <u>Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements.</u> <u>Program A13 – Seek funding opportunities to provide financing to assist construction of lower income and moderate income units that serve HCD identified special needs groups.</u> <u>Program A14 – City shall assist developers with the preservation and conservation of extremely low, very low and low-income units.</u> <u>Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing.</u> Program A-21 – Encourage ADUs or multi-gen units to offer additional housing opportunities <u>Program B1-City to submit applications when funding is available to provide for rehabilitation and maintenance assistance for lower income units and special needs groups.</u> <u>Program B4- continue to encourage the preservation of existing housing in the downtown area, as well as construction of infill and mixed-use housing projects.</u> <u>Program B5-Facilitate the preservation of at-risk affordable housing. Where properties are at risk of conversion, City to work with tenants to provide education regarding tenants' rights. Ensure all materials are provided in Spanish and English.</u>

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
		<u>Program B6-Continue to strive for greater energy conservation in existing residential development and use CDBG monies for energy efficiency work. Increase public awareness of self-help and rehabilitation programs through outreach.</u> <u>Programs C1, C5, C8- Continue to support Fair Housing efforts with focused on special needs population groups that might face housing discrimination, such as farmworkers or persons with disabilities.</u> <u>Program C6- Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing.</u> <u>Program C7 – Affirmatively further fair housing by contracting with the Fair Housing Hot Line provided through Legal Services of Northern California.</u> <u>Program D5-Coordinate with PG&E, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Represents a savings to renters and owners.</u>
<u>Displacement Risk (cont.)</u>	<u>The General Plan is an integrated document in which the Housing Element is a required element that must be internally consistent with goals, policies, and programs contained other Elements. Therefore, goals, policies and programs contained in other elements will also serve to address housing. Please see the listing of those programs that are aligned with the Housing Element and Affirmatively Furthering Fair Housing.</u>	<u>Related Programs Contained in the 2035 General Plan Implementation Programs</u> <u>Program 2.18-Continue to apply for grants to allow streetscape improvements to Main Street, West Main Street, East Street, Court Street, Kentucky Avenue, and Gibson Road. Such improvements will provide updated infrastructure, improve mobility options, and reduce the cost burden on new affordable housing development.</u> <u>Program 3.1- Develop an active transportation plan to guide development and maintenance of Woodland's bicycle and pedestrian network and promote active transportation modes.</u> <u>Program 3.3 – Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the City. Removing tracks along East Main Street will significantly benefit areas located at the Northeast corner of Main Street and East Street.</u> <u>Program 5.1- Create and maintain a central directory of youth programs serving woodland. Ensure the directory is accessible on line.</u> <u>Program 5.2 – Complete the draft Parks Recreation and Community Services Master Plan. The plan shall include the provision for development of new parks with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms.</u> <u>Program 5.4- Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents.</u> <u>Program 5.13 – Develop a master plan for the city's broadband network.</u> <u>Program 6.1 – Collaborate with Yolo County Health and Human Services Agency to review existing health and community data. Develop and implement new programs to better meet the needs of the Woodland community.</u> <u>Program 6.2 – Implement as feasible Spanish translation for all City services and materials.</u>

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
		<u>Program 6.7 – Provide information about federal food assistance programs. Maintain handouts and/or brochures.</u> <u>Program 6.9 – Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to establish higher nutrition standards, to incorporate culturally sensitive options, continue to use appropriate sites for school gardens, continue the Farm to School program.</u>

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

	Woodland		Yolo County		SACOG	
Area/Income	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 **146-143** vacant sites located throughout the City that can accommodate **2,634 2,628** units with existing zoning. Given the **421 449** units in the pipeline, and the potential **1,116 837** units expected in the next **5-10 8** years under the Research and Technology Park Specific Plan (RTSP), the City has capacity for an additional **1,084 827** units above the required RHNA of 3,087 units. The inventory includes **29 sites used in the 4th cycle**

(but not used in the 5th) and ~~seven-four~~ sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of ~~May-July~~ 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	180	265	156 269	424 449
Remaining RHNA	1,062 882	336 601	268 1,155	666 2,638
Realistic Unit Capacity	769 763	885	980	634 2,628
RTSP	372 279	372 279	372 279	1,116 837
Total Capacity	1,144 1,042	1,257 1,164	1,352 1,259	3,750 3,465
<i>Excess Capacity Above RHNA</i>	305 160	924 563	84 104	1,084 827

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 sites are vacant, have appropriate utilities available and otherwise meet the state requirements per Gov. Code, § 65583.**

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 (MPRROP): 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.
16. **Housing Priority. The City shall prioritize processing housing applications and provision of services to projects that provide for affordable housing.**

Programs:

- A.1. As part of the Code update, **maintain-ensure** adequate zoning **is maintained** 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
- A.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
- A.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 **and increasing the allowed density of low-density zones to medium density (as originally considered in the General Plan).**
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element
- A.4. Annex the Research and Technology Park Specific Plan Area. **If the annexation cannot be completed within three years, the City will identify and rezone additional sites to address the shortfall of sites to accommodate the City's RHNA. The rezoning**

program will comply with by-right and density requirements, pursuant to Government Code section 65583.2, subdivisions (h) and (i).

- Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element, ongoing maintenance
- A.5. Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints to redevelopment. **Notify owners that their property may be eligible for redevelopment and the City will assist in developing, including technical assistance.**
- Primary Responsibility: Community Development Department
 - Time Frame: Within 12 months following adoption of the Housing Element
- A.6. **To ensure no net loss, R**~~egularly~~ **review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements.**
- Primary Responsibility: Community Development Department
 - Time Frame: biennially
- A.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, **or** demonstrate **the City has identified** alternative ~~sites have been identified.~~
- Primary Responsibility: Community Development Department
 - Time Frame: Within ~~three years~~**12 months** following adoption of the Housing Element
- A.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
- A.9. The City shall continue to cooperate with and advise developers to utilize creative development approaches in considering new housing development. **The City will take**

proactive approach to contacting housing developers and will indicate a desire to work with them to achieve housing development.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

- A.10. **Amend the City's Density Bonus ordinance to comply with the latest changes to State law.** 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 proactively contact housing developers to advertise the Density Bonus 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.

- Primary Responsibility: Community Development Department
- Time Frame: **Amend Ordinance within three years of Housing Element adoption.** Ongoing **coordination. One-page fact sheet complete by 2022 and revised, as needed.**

- A.11. Continue to actively work with affordable housing developers interested in multi-family housing bonds.

- Primary Responsibility: Community Services Department
- Time Frame: Ongoing

- A.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

- A.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

- A.14. The City shall assist affordable housing developers with the **construction**, 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, **City to meet with affordable developers annually to assess needs and opportunities for City support.**
- A.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, **align with new legislation as available. Complete initial streamlining as part of comprehensive update, within 3 years of housing element adoption.**
- A.16. Offer incentives to developers of affordable housing **in addition to existing incentives such as fee deferrals, reduced MPFP fees for infill and multi-family housing, and option to pay in lieu fees for inclusionary units**, 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
- A.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
- A.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: **Seek grant funding as it is available and review grant offerings annually. Ongoing**
- A.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
- A.20. Consider Zoning Code and General Plan amendments to allow duplex/triplex/and other unit types in higher resource areas. **If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.**
- Primary Responsibility: Community Development Department
 - Time Frame: **Ongoing. Assessment of opportunity for General Plan amendment and complete rezoning of sites within 3 years of Housing Element adoption.**
- A.21. **Continue to encourage new projects to incorporate accessory dwelling units (ADUs) or multi-gen units that can be utilized as ADUs in the future. Continue to post information about ADUs on the City's website and offer technical assistance to homeowners regarding standards, application, and permit requirements.**
- **Primary Responsibility: Community Development Department**
 - **Time Frame: Ongoing. Update information on City website as needed.**
- A.22. **Prepare a map showing the parcels that meet the City's requirements for emergency shelters (i.e., in the R-M and Downtown Zones). The City will then evaluate whether any of the mapped parcels are vacant or have redevelopment potential. If appropriate, based on the results of this assessment, the City will amend emergency shelter requirements in the Zoning Code to facilitate the production of emergency shelters, including identifying new zones with vacant land to allow emergency shelters by right.**
- **Primary Responsibility: Community Development Department**
 - **Time Frame: Identify suitable sites within 12 months of Housing Element adoption. Rezone sites, if needed, within 3 years of Housing Element adoption**
- A.23. **Amend the development standards in Chapter 17.152 to comply with Government Code section 65583, subdivision (a)(4)(A) and other emergency shelter requirements, including compliance with maximum distance requirements between shelters.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.24. Amend existing Specific Plans (including the Spring Lake Specific Plan) to clarify the Citywide Zoning Code applies if/when the Specific Plan does not comply with State law regarding special needs housing, including but not limited to: Emergency shelters, transitional and supportive housing, accessory dwelling units, and residential care facilities.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.25. Amend the Zoning Code regulations for transitional and supportive housing to ensure compliance with AB101 and AB2162, including allowing transitional and supportive housing in areas that allow multi-family and mixed use residential.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.26. Develop a written policy or project review and approval guidelines as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.27. Utilize LEAP grant funds to fund an affordable housing analysis that will evaluate an affordable in-lieu fee payment based on square footage, with consideration for payment from non-residential development in addition to residential.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 24 months of Housing Element adoption.**

A.28. Utilize REAP grant funds to evaluate the City's cost recovery entitlement fees, including building, engineering, fire, and planning fees.

- **Primary Responsibility: Community Development Department**
- **Time Frame: 12 months after Code Update completed.**

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:

- B.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
- B.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: **Ongoing monitoring. Complete housing conditions survey by 2024. Review results** Prior to the next Housing Element Cycle

- B.3. Continue to fund code compliance and nuisance abatement programs. **Monitor complaint based code enforcement issues to ensure appropriate inspections and follow-up are provided, and adjust approach as determined appropriate.**
- Primary Responsibility: Community Development Department
 - Time Frame: Ongoing **code compliance and nuisance abatement. Annually review code enforcement complaints.**
- B.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
- B.5. Preservation of at-risk affordable housing through the participation from agencies or funding assistance. No later than **one-three** years prior to expiration of affordability, sooner if possible to ensure time for negotiation, the City will contact property owners of units at-risk of converting to market-rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
- B.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:

- C.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
- C.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
- C.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
- C.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
- C.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
- C.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
- C.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

- C.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. **Advertise program annually. Meet with prospective homebuyers as requests come in.**
- C.9. Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
- C.10. Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
- C.11. Meet with stakeholders, residents, and nonprofit organizations to discuss constraints to housing for persons with disabilities, including limits on group housing for 7 or more persons and the City Reasonable Accommodation procedures in Section 17.104.190 of the Zoning Code. As constraints are identified, the City will modify the Code to reduce constraints to the extent feasible while ensuring compliance with State law.**
- **Primary Responsibility: Community Development Department**
 - **Time Frame: Meet with stakeholders by December 2022. Amend Code, as needed, within three years of Housing Element adoption.**
- C.12. **Continue to evaluate program needs and services when allocating CDBG funding with an emphasis on assisting low and moderate resource areas.**
- **Primary Responsibility: Community Development and Community Services Department**
 - **Time Frame: Ongoing, as CDBG Funds are allocated**

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:

- D.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.
- D.2. Ensure consistency with the State Model Water Conservation Ordinance (MWELo) 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

- D.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
- D.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
- D.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	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	331	652326	184199	525-604	1,424 1,349	2,801
Rehabilitation		-	-	-	-	-
Conservation/Preservation	0	4415	20015	76	75	306286
Total	331	663332	399	601	1,424	3,087

Appendix A: Existing Program Review

The City of Woodland has made significant strides in addressing special needs populations over the course the 5th cycle Housing Element Period. The City provided \$1.5 million for phase 2 of Mutual Housing at Spring Lake, 39 rental units for farmworker households, and construction of the units was completed in 2019. The City is providing a \$1,482,000 grant (from affordable housing in-lieu and Spring Lake Off-Site Affordable housing revenues) and dedicating City-own land at no cost to a local nonprofit for construction of a 61-unit permanent supportive housing project at the corner of Beamer Street and County Road 102 to serve the homeless, including individuals with mental health disorders. In addition, the City has taken on the developer functions for the project with in-house staff and is using a \$679,972 grant from Partnership Health Plan of California for pre-development and construction costs. The City acted as the developer for a 100-unit emergency shelter project on City-owned land at the corner of Beamer Street and County Road 102. Construction was completed in December 2020 with shelter operations starting in January 2021 and the City dedicated the project site to a local nonprofit at no cost. City funds in excess of \$1,100,000 were used for the pre-development and construction costs while the City acted as the developer for the project. In 2019, the City had a 4.6-acre multi-family site in the Spring Lake Specific Plan area dedicated to a local nonprofit instead of receiving \$900,000 in affordable housing in-lieu fees. The City executed an affordable housing covenant for the site requiring that a minimum of 112 units senior citizen units be constructed for very low and low income households. Table A-1, below, provides an overview of the other accomplishments from the previous Housing Element, and recommendations to carry forward, remove, or modify existing Housing programs.

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	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:	--	Community Development Department	Ongoing	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.	Modify- modify the program to include additional methods to allow flexibility from regulations to encourage

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	• zero lot lines, cluster development, private • streets, parking and setback innovations and other creative development approaches.				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.) 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. 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 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. 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.	housing development

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.2	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 affordable to households earning 80% or less of the Yolo County median household income. 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.	Rezone land to R-25, Update Zoning Code.	Community Development Department	Within 12 months following adoption of the 2035 General Plan.	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.	Program Complete-delete

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	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. 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 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	--	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

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	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.					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 and options of density bonuses for distribution to developers at the City's permit counter.	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 comprehensive update to ensure that they are consistent with State Law	Continue
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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
					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.	
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
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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					action on the funding will be taken by the City Council in 2021.	
9.A.9	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	--	Community Development Department	Ongoing on a case-by-case basis	The City has an approved fee deferral program that has been actively utilized by multiple housing developments. 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. 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.	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. 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.	Amend Zoning Code to further facilitate housing for farmworkers.	Community Development Director	Within 12 months following adoption of the 2035 General Plan; provide financial and technical assistance annually, as needed	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 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.	Incomplete - Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.11	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. 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.	--	Community Development Department	Ongoing	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 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.) 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.	No ongoing action- establish as a policy or delete.
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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
					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 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	--	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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.				funding availability for the 2020 Federal Continuum of Care Program.	
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 disabled or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).	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
"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	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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	programs for which the City is eligible, as appropriate.				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.	
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 Community Development will be conducted in targeted neighborhoods.	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
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,	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	Remove reference to Downtown Specific Plan. Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	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.				direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.	
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 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.		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
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 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,	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
	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
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	--	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

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	reductions/deferrals, or other incentives.					
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
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

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/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 monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.	--	Community Development Director	Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan; Ongoing	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.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	--	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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	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.				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.)	
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 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.	--	Community Development Department	Ongoing	The City joined the Valley Clean Energy (VCE) Alliance, a joint powers authority, in 2017 to empower local control of 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.	Continue
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 Characteristics	3
B.1.3	Employment Characteristics.....	4
Section B.2	Household Characteristics.....	5
B.2.1	Household Type	5
B.2.2	Household by Tenure	5
B.2.3	Household Size and Overcrowding	5
B.2.4	Household Income	6
B.2.5	Special Housing Needs	7
Section B.3	Housing Stock Characteristics.....	14
B.3.1	Housing Type	14
B.3.2	Housing Occupancy and Vacancy	14
B.3.3	Housing Age and Condition.....	15
Section B.4	Housing Cost and Affordability	16
B.4.1	Housing Costs Compared to Ability to Pay.....	17
B.4.2	Overpayment.....	19
B.4.3	Units At-Risk of Conversion.....	19

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%
<i>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</i>						

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>
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 Total Population Developmental Disabilities and Disabilities by Type

As shown in Table B-8, 6,330-478 Woodland residents from over the ages of five zero to 64 have some form of disability, which is 11.20-9 percent of the noninstitutionalized population in 2018. 60 percent of persons with a disability are under the age of 65, and one third of these persons have independent living difficulty.

Table B-8: Residents with Disabilities

	Total Civilian Noninstitutionalized Population	With a Disability	
		Number	Percent
Woodland	58,056	6,330	10.9%

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

	Number	Percent
Total Persons with a Disability(ies)	6,478	100%
Person's with a Disability(ies) for Ages 0 to 64	3,983	61.5%
Hearing Difficulty	780	12%
Vision Difficulty	774	11.9%
Cognitive Difficulty	1,853	28.6%
Ambulatory Difficulty	1,722	26.6%
Self-Care Difficulty	811	12.5%
Persons with a Disability(ies) for ages 18 to 64	3,583	100%
Independent Living Difficulty (Ages 18-64 only)	1,086	30.3%
Persons with a Disability(ies) for Ages 65 and Over	2,495	38.5%
Hearing Difficulty	1,300	20.1%
Vision Difficulty	395	6.1%
Cognitive Difficulty	599	9.2%
Ambulatory Difficulty	1,485	22.9%
Self-Care Difficulty	489	7.5%
Independent Living Difficulty	960	14.8%

Source: ACS 2013-2017 Table S1810

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%
<i>Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 26-28 elderly</i>							

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%
<i>Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly</i>						

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

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 29-31 large households

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
<i>Source: 2019 SACOG Data Package 1, USDA Agricultural Census 2017, Table 7</i>				

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
<i>Source: Yolo County and City of Woodland, 2021</i>		

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%
<i>Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed household</i>		

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
<i>Source: 2019 Yolo County, CoC, Point-in-Time Homeless Count</i>				

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

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%
<i>Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock</i>		

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%
<i>Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock</i>		

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.

Term	Definition
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 presents recent rental and ownership cost information—(median gross rents and apartment rental rates). Rental and ownership costs in Woodland are lower than Yolo County.** 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. **Homes for purchase are affordable to larger (4+ person) lower-income households, or to smaller median and above moderate-income households. As noted in Appendix D, Section D.3.1, since 2018 housing costs have increased for both rental and for sale products. Average costs in 2021 are \$475,000 for purchase and approximately \$1,700 per month for a 2-bedroom rental, indicating housing is not affordable for most low, very low, and 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				
Annual Income Limit	\$32,400	\$37,000	\$41,650	\$46,250
Monthly Income	\$2,700	\$3,083	\$3,471	\$3,854

Number of Persons in Household	1	2	3	4
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				
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				

Table B-23: Median Gross Rent Housing Cost

	2006 to 2010		2010 to 2014		2014 to 2018	
	Gross Rent	Average Cost of Home	Gross Rent	Average Cost of Home	Gross Rent	Average Cost of Home
Woodland	\$935	\$352,100	\$944	\$254,200	\$1,139	\$345,000
Yolo County	\$1,041	\$391,300	\$1,096	\$317,700	\$1,266	\$395,500
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)						

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-the following** 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. Sycamore Pointe Partnership, L.P., purchased the Sycamore Pointe development from the original owner in 2014 and refinanced the project principal loan in 2020. Financing for the original development included low-income tax credits and an \$885,000 HOME loan from the City. The HOME Regulatory Agreement executed for the project covers 11 very low-income HOME units and continues until the last to occur: (a) full repayment of City HOME loan, or (b) December 1, 2031.

Lincoln Gardens II. 20 units, 4 very low-income units. Lincoln Gardens II is owned by TCC Properties. The City waived \$44,000 in development impact fees and deferred payment of an additional \$77,040 in development impact fees until issue of the certificate of occupancy. A provision of the Senior and Inclusionary Housing Agreement executed for the project requires the owner to provide four very low-income units and this provision does not expire until 2041.

Summertree Apartments. 93 units, 91 low-income units. Highland Property Development LLC is in the process of purchasing Summertree apartments to preserve this affordable housing development. The California Tax Credit Allocation Committee awarded Highland Property Development \$14,750,000 in construction bond tax exempt financing and \$967,393 in annual 4% federal tax credits earlier this year for the acquisition/rehabilitation of Summertree.

Preservation and Replacement

There are 76 low-income mobile homes, 215 low-income units, and 15 very low-income units at risk.

Preservation of at-risk units can be achieved by providing either project-based rental assistance (unit preservation) or project replacement (new construction). For project-based assistance the amount of assistance depends on a variety of factors including household income, housing costs, and household size. Senior households tend to be smaller in size with lower incomes, requiring high rental assistance. Depending on unit size, other at-risk units can house 3 or 4-person households. Rent affordable to low-income households in Yolo County is \$1,295 per month for a one-person household, \$1,480 per month for a two-person household, \$1,665 for a 3-person household, and \$1,850 per month for a 4-person household. Rent affordable to very low-income households is \$1,041 per month for a 3-person household and \$1,156 for a 4-person household.

Median gross rent in Woodland is \$1,139, suggesting rentals are affordable to low- and very low-income households. However, median rent includes studios, 1-bedrooms, 2-bedrooms, and larger. Larger, multi-bedroom units needed for family households are more expensive than the median rents, and have limited availability, with currently available 2-bedroom units renting at \$1,400 to \$1,800 per month, \$1,670 on average, requiring up to \$135 per month subsidy for low-income and \$359 to \$644 per month in subsidies for very

low-income households. Total City costs for preservation of affordability could be \$464,200 per year (or more).

Replacement assumes new construction of a property with the same number and type of units, with similar amenities, as those removed from the affordable housing stock. Cost of new construction varies greatly depending on the location, density, unit size, materials, and required improvements. In 2020, construction costs for small multi-family apartments range from \$145 to \$180 per square foot. A typical 6-unit multi-family project costs over \$1.2 million in construction alone, or \$200,000 per unit. To replace the 230 at risk units would cost \$46 million, not including cost of land, improvements, or other fees.

Given the relatively low market rents and high cost of construction, maintenance and preservation of existing affordable units is most cost-effective.

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

Name (Non Profit)	Address	City
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
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. **City has an approved LEAP grant program to evaluate in-lieu fees on a square foot basis for both residential and non-residential permits, see Program A.28.**

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 Introduction	2
C.1.1 Overview and Purpose.....	2
C.1.2 Data.....	2
Section C.2 Methodology	3
C.2.1 Entitled and Proposed Developments	3
C.2.2 Inventory of Vacant Developable Sites.....	4
C.2.3 Annexation.....	6
Section C.3 Assumptions	8
C.3.1 Zones and Residential uses.....	8
C.3.2 Density.....	8
Section C.4 Results.....	10
C.4.1 Summary	10
C.4.2 Map.....	11
C.4.3 Detailed Tables	12

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. **Because these projects have received complete entitlement, it is expected these projects will be available within the planning period. 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 **above** moderate income households, **with the exception of Opportunity Village (12 units in the CMU-K Zone) and Chelsea and Main (168 units in the CMU-WM Zone) projects assumed affordable to lower income. The Main Street property was recently purchased by Chelsea Investment Company with the intent of developing a 100% affordable project. The site was originally entitled by private landowners intending to develop a market rate multi-family development. Funded and run by Friends of the Mission, the Opportunity Village project is intended for income qualified residents. The affordability details are pending gap financing negotiations.**

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 Lower	Ashley and Main. Approved Entitlement for 168 apartments with architectural plans
	334 Freeman	0.46	12	26	Lower	Opportunity Village. Approved Entitlement and design review in May 2021. In negotiation with the city, regarding affordability restrictions in exchange for gap financing.
	421 Cleveland Street	0.60	16	26	Above Moderate	Cleveland Suites. Approved TSM in 2019 and submitted for staff level design review in 2021.

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

APN	Address	Lot Acres	Pipeline Units	Du/ac	Estimated Income Level	Status
041-243-002-000	1 NO ADDRESS	3.50	47	13	Above 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	Above 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:		421 449 (265 Moderate, 68 180 Lower, 156 269 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 **100 percent** 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—limited by** site constraints, **land use controls, developer preferences, market conditions (e.g. costs incurred for denser/taller development typologies),** and cumulative effect of zoning regulations **(such as parking, height, and lot coverage requirements),** the analysis assumed a realistic estimate at 80 percent of the maximum capacity. **This is a conservative estimate, and it is possible future developments may exceed this estimate given programs identified to reduce governmental constraints. The City adopted the**

interim zoning code in 2018, modified development impact fees in 2019, and included objective development standards in 2020. The City is just now beginning to see very positive results from those changes, including more project proposals and projects proposed at higher densities. This is consistent with recently entitled projects, including an **n affordable** 168-unit project **in the CMU-WM Zone** 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, **the 97-unit Parkside project in the R-15 Zone built at 87 percent of maximum capacity, the deed-restricted affordable 80-unit Mercy Housing project in the RM zone, built at 71 percent maximum density, and the deed-restricted affordable Mutual at Spring Lake 101-unit project built at 80 percent of maximum density in the RM Zone. Additionally, the City has seen affordable projects in the R-20 and R-15 zones, built at 25 and 16 units per acre, respectively, which used the City's density bonus ordinance. The maximum and realistic density assumptions are shown in Table C-3.**

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.

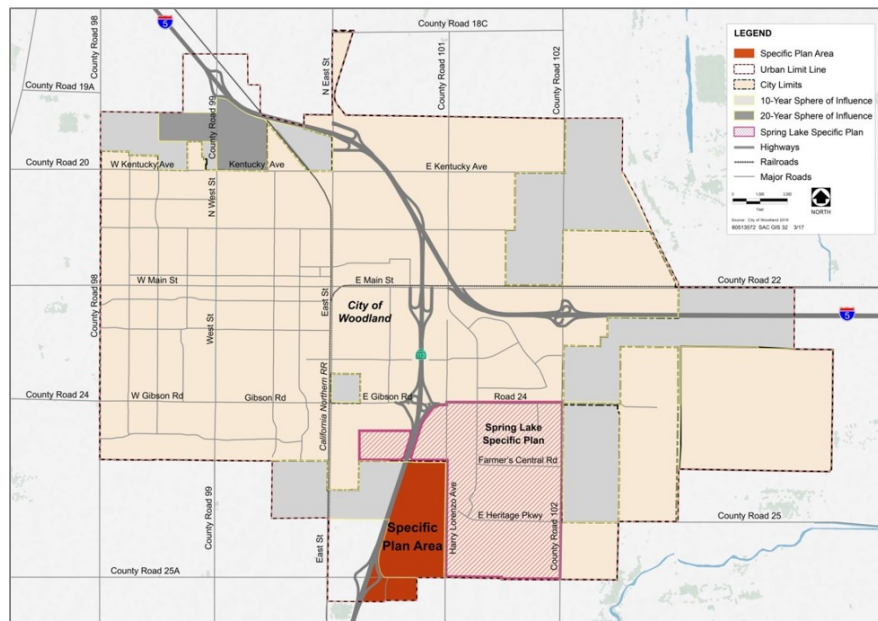
At this point, a site-by-site review was performed to assess and confirm 1) vacancy status 2) environmental constraints (e.g. flood zones), 3) infrastructure constraints (e.g. access), and 4) any other constraints. This analysis eliminated 55 sites, with 146 eligible sites remaining.

The City of Woodland provides water to residents as a member entity as part of the Woodland-Davis Clean Water (WDCWA) JPA Agency. The City provides sewer and is not dependent upon an outside agency. The City and WDCWA have sufficient water supply and sewer treatment capacity for all customers. The 2020 Urban Water Management Plan (that was adopted in June 2021) shows the City has adequate water supplies through 2040. There are no service allocation constraints for any type of housing. Water demand is evaluated based on the aggregate water supply needed for the City as a whole. The City evaluates demand calculations based on type of development: residential, commercial, landscape, etc. There are no water supply restrictions that the City imposes on customers. The Sewer System Master Plan was adopted in 2015. The City has an annual Sewer Repair and Replacement program to maintain the existing system, particularly throughout the older areas of the City. All identified sites have access to adequate infrastructure and utilities. (Confirm with City).

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. **The annexed area will be pre-zoned under the Specific Plan, which includes zoning and development standards for all land use designations. Only one of the highest density designations allows retail, and mixed-use is not required. Build out estimates are provided for the first five years after adoption, and 5-10 years after adoption. Since a portion of the 5-10 year period is outside of the 6th cycle planning period, the City assumes only half of the 5-10 year buildout projection will be available within the planning period (see Table C-4). The build out assumptions are based on allowed density and development standards and a market and economic analysis as part of the Specific Plan preparation which looked at market trends, average permits issued over 10 years, availability of infrastructure and cost of financing. Buildout projections provided for the High Density/Community Commercial Overlay already take into consideration that a**

portion of this area will be developed as commercial. The project assumes an extension of water and sewer from the Spring Lake Specific plan area west to the continuation of Farmers Central and along Marston. Roadway improvements will follow. This will provide infrastructure access to the High Density Residential site located near Farmers Central as well as potential access to the site south of Marston. Infrastructure is expected to be available within 3 to 5 years.

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 40 years ⁰ to 5 years	5 to 10 years ¹	Total	
Residential								
Low Density	LDR	74.8	1.0 - 8.0		372186	186	500	
Village Center Low Density	VCLDR	13.1	1.0 - 8.0					
Medium Density	MDR	35.5	8.1 - 19.9		372186	186	600	
Village Center Medium Density	VCMDR	16.7	8.1 - 19.9					
High Density	HDR	9.7	20.0 - 40.0		372186	186	500	
High Density / Community Commercial Overlay	HDR-CCO	15.9	20.0 - 40.0	0.2 - 2.0				
Subtotal		165.7			558	558	1,600	68,000
End Note:								
1 Assume only 50% of year 5-10 buildout available within planning period.								

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. Adoption of the specific plan is underway. The comment period on the Public Draft EIR is complete and the Final EIR is being prepared. Adoption hearings are scheduled for November 2021. After adoption, the City will petition LAFCO to complete the annexation, estimated to be complete within 5 months. If the annexation is not complete within the timeframe, the City commits to rezoning sites to accommodate the remaining RHNA.

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). **All zones listed in Table C-3 allow residential only development.** 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 **the maximum and realistic** 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)	Realistic Density (du/acre) ²
CMU-E	CMU-East	40	32
CMU-K	CMU-Kentucky	30	24
CMU-WM	CMU-West Main	40	32
CMU-E/LIO	CMU-East Light Industrial Flex Overlay	40	32
CMU-K/LIO	CMU-Kentucky Light Industrial Flex Overlay	30	24
HDR	High Density Residential	40	32
N-P	Neighborhood Preservation	2 per parcel	1.6 per parcel
R-1	Single-Family Residential	1 per parcel	0.8 per parcel
R-2	Duplex Residential	2 per parcel	1.6 per parcel

Table C-3: Zones and Density Assumptions

Zone Code	Zone	Max Density (du/acre)	Realistic Density (du/acre) ²
R-M	Multiple-Family Residential	29	<u>23</u>
DMU	Downtown Mixed Use	40 ¹	<u>32</u>
SLSP	Spring Lake Specific Plan R-3	3	<u>2.4</u>
SLSP	Spring Lake Specific Plan R-4	4	<u>3.2</u>
SLSP	Spring Lake Specific Plan R-5	5	<u>4</u>
SLSP	Spring Lake Specific Plan R-8	8	<u>6.4</u>
SLSP	Spring Lake Specific Plan R-15	15	<u>12</u>
SLSP	Spring Lake Specific Plan R-25	25	<u>20</u>
End Note: ¹ Downtown allows unlimited density where multi-family is allowed ² Rounded to the nearest whole unit			

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 ~~146-143~~ vacant sites that can realistically accommodate ~~750-3,465~~ units under existing zoning. The City has land (including annexation) to accommodate ~~4,084~~ ~~827~~ units above the required RHNA of 3,087 units. The inventory includes ~~29 sites used in the 4th cycle (but not used in the 5th) and seven-four~~ sites that were identified in the 5th cycle housing element (but not the 4th Cycle) that are still vacant as of ~~May-July~~ 2021. ~~(See Table C-5).~~

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. ~~While the sites identified for lower-income RHNA allow for mixed-use, commercial uses are not required. Since adoption of the interim zoning in 2018, the City has seen 100 percent residential projects in the CMU districts, including 168 unit affordable project in the CMU-WM Zone and a 12 unit project on a 0.46 acre site in the CMU-K Zone. In Downtown, the City approved the Cleveland Street Suites, a 16-unit project on a 0.6 acre lot. This site is located in Area C, a “Transition District,” of the Downtown Specific Plan Area which allows for commercial and medical offices, communication and public utility service facilities, and residential uses.~~

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	180	265	456 269	424 449
Remaining RHNA	4,062 882	336 601	268 1,155	666 2,638
Realistic Unit Capacity	769 763	885	980	634 2,628
Research and Technology Park Specific Plan	372 279	372 279	372 279	4,116 837
Total Capacity	4,441 1,042	4,257 1,164	4,352 1,259	3,750 3,465
Excess Capacity Above RHNA	305 160	924 563	84 104	4,084 827

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

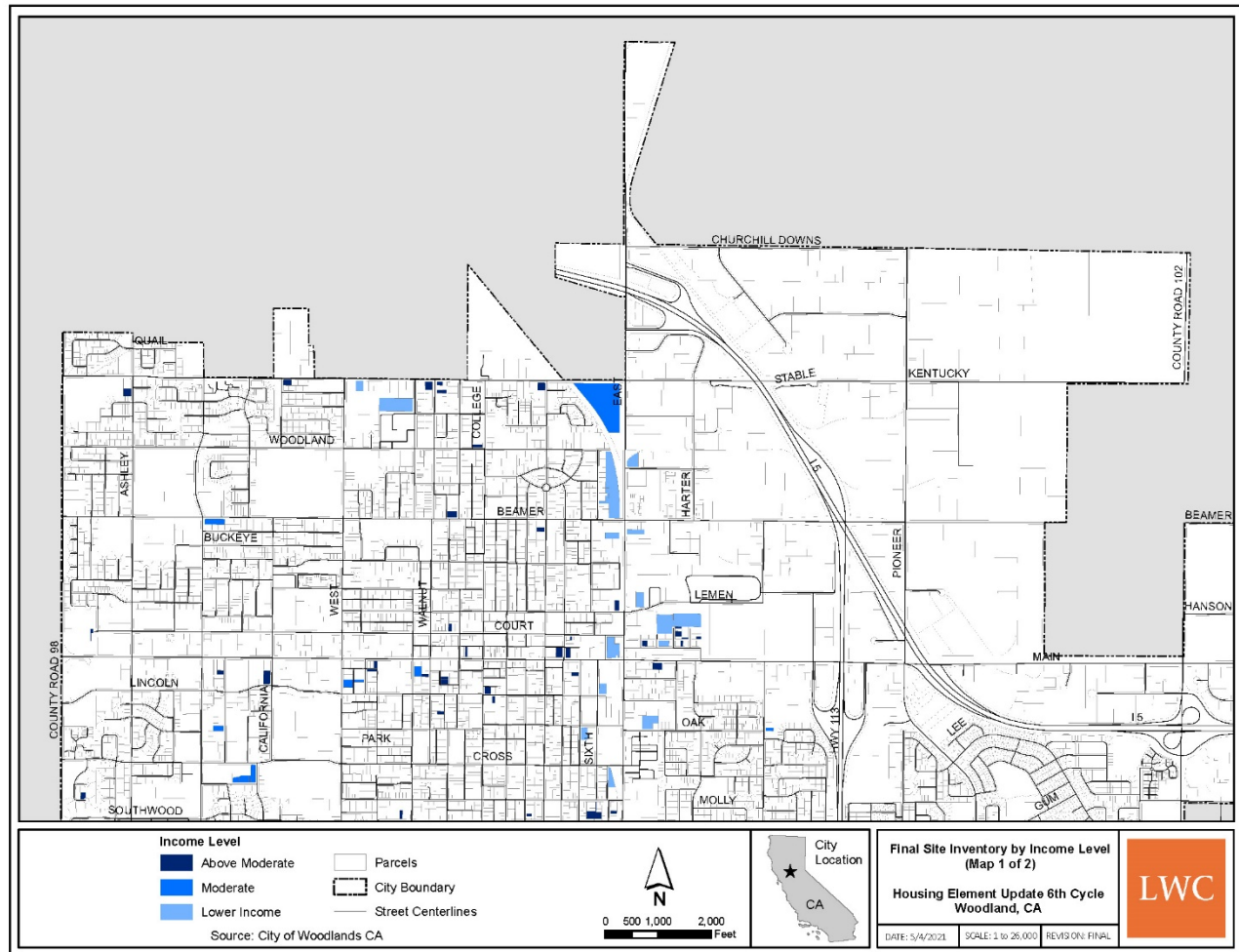
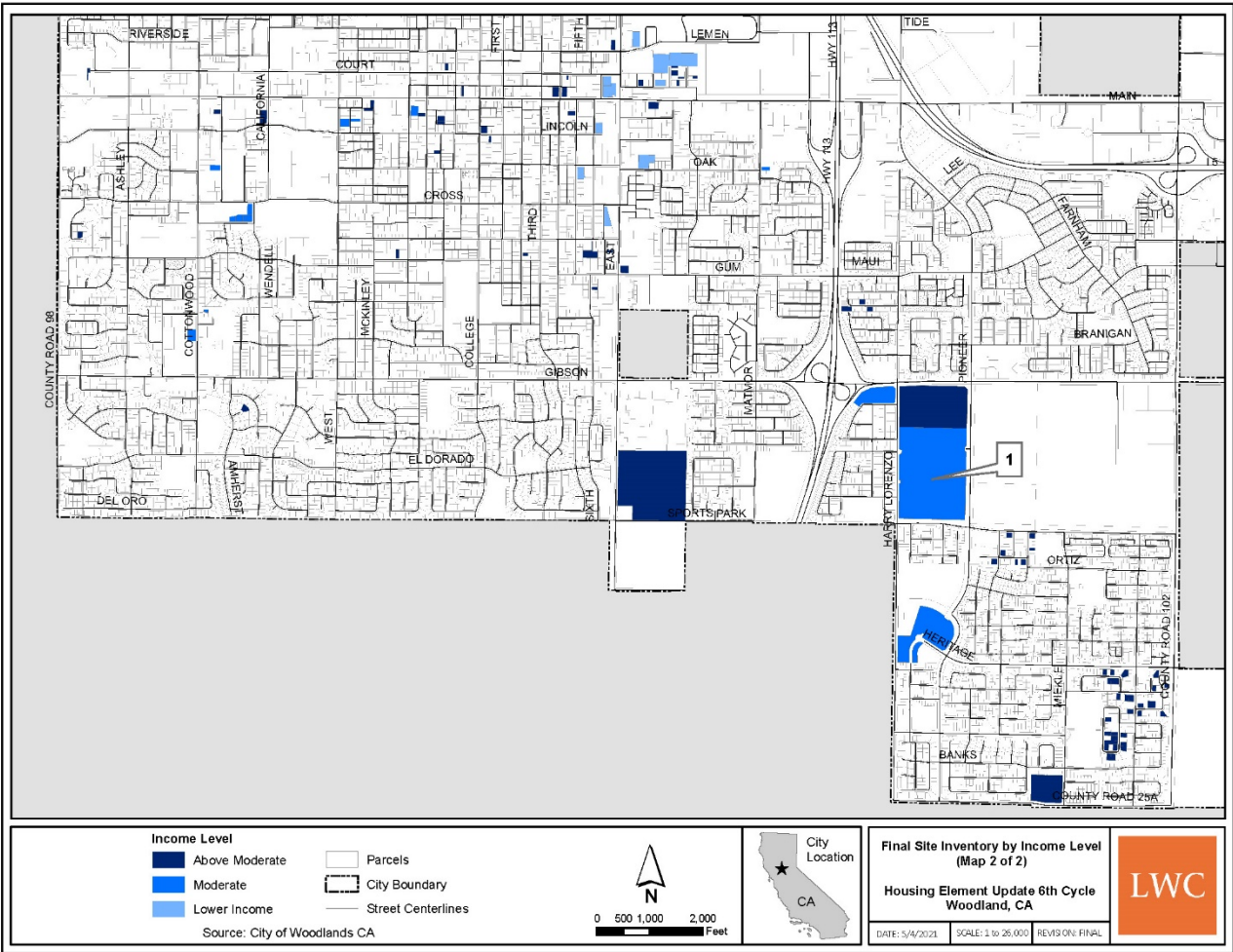


Figure C-2B: Location of Sites by Income Category



C.4.3 Detailed Tables

Site-specific details are provided in **Attachment 1. Table C-5.**

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
005-060-025-000	0.96419	1021 BEAMER ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	Yes	Lower income	40	39	31	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.
005-060-044-000	4.815203	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	Yes	Lower income	40	193	154	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	0.708117	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Lower income	40	28	22	
005-644-016-000	1.28309	321-327 SIXTH ST & 1119 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Lower income	40	51	41	
005-644-017-000	0.630228	301 SIXTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Lower income	40	25	20	
005-720-025-000	0.630516	22 KENTUCKY AVE	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Lower income	30	19	15	
005-720-027-000	3.677865	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Lower income	30	110	88	
006-122-002-000	0.610805	1101 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Lower income	40	24	19	
006-222-010-000	0.681625	601-609 FIFTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		yes	No	Lower income	40	27	22	
006-264-001-000	0.782042	1152 CROSS ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes, sewer connection; water line to the north. Improvements on Cross likely	No	Lower income	40	31	25	
063-060-006-000	3.029632	1 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Lower income	40	121	97	
063-060-012-000	0.940356	1 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Lower income	40	38	30	
063-071-015-000	2.461123		CMU-E		Corridor Mixed Use		Yes		Lower income	40	98	79	
063-076-001-000	0.528009	1225 ARMFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Lower income	40	21	17	
063-090-031-000	0.678838	25 EAST ST	CMU-E/LIC	CORRIDOR MIXED USE/LIGHT INDUSTRIAL FLEX OVERLAY	Corridor Mixed Use	Light Industrial Overlay	Yes	No	Lower income	40	27	22	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
063-101-002-000	1.007212	1203 COMMERCE AVE	CMU-E/LIC	CORRIDOR MIXED USE/LIGHT INDUSTRIAL FLEX OVERLAY	Corridor Mixed Use	Light Industrial Overlay	Yes, Water lines to the east and south ability to connect. Sewer lines nearby.	Yes	Lower income	40	40	32	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	1.524347	1237 E OAK AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Lower income	40	61	49	
							Lower Income Units				953	763	
005-680-010-000	10.80369	1000 KENTUCKY AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	Yes	Moderate	40	432	346	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	0.628791	449 WEST ST & 449 1/2 WEST ST	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	18	14	
006-023-004-000	0.209596	438 GRAND AVE	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	6	5	
006-601-029-000	0.600202	421 Clevelant St	DTSP	District C Transition District	Downtown Mixed Use		Yes	No	Moderate	40	16	16	Realistic capacity based on approved tentative subdivision maps
041-301-007-000	4.658893	1 NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-25	High Density Residential		Yes	No	Moderate	25	116	93	
042-580-068-000	49.92048	1 No address (On Pioneer Ave north of Farmers Central Rd)	SLSP	MULTI FAMILY RESIDENTIAL / R-20	High Density Residential		Yes, water and sewer are adjacent to the site with site connections provided. Sewer lines adjacent on all sides.	No	Moderate	20	82	66	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	0.941555	NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-25	High Density Residential		Yes	No	Moderate	25	24	19	
042-580-087-000	12.63898	NO ADDRESS (On Parkland Ave)	SLSP	MULTI FAMILY RESIDENTIAL / R-25	High Density Residential		Yes, Sewer and water lines directly to the site.	No	Moderate	25	232.5	231	Realistic capacity based on approved tentative subdivision maps. Only a 9.3 acres of this site is resereved for residential
064-081-037-000	0.416214	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	12	10	
064-081-038-000	0.170324	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	5	4	
064-081-039-000	0.158164	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	5	4	
064-081-040-000	0.170337	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	5	4	
065-120-042-000	0.745464	1212 COTTONWOOD ST	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	22	18	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
065-161-021-000	0.10491	1113 COTTONWOOD ST	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	3	2	
065-221-005-000	0.26138	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	8	6	
065-221-006-000	0.137862	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
065-221-007-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
065-221-008-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
065-221-009-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
065-221-010-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
065-221-011-000	0.274353	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	8	6	
065-221-012-000	0.200226	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	6	5	
065-221-013-000	0.258348	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	7	6	
065-290-007-000	0.443909	530 COMMUNITY LN	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	13	10	
066-242-002-000	0.206573	595 MATMOR RD	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	6	5	
							Moderate Income Units				1046.5	885	
005-164-015-000	0.347063	1047 NORTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	14	11	
005-182-014-000	0.188204	335 COURT ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	8	6	
005-223-002-000	0.261708	819 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	10	8	
005-223-003-000	0.261709	823 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	10	8	
005-604-006-000	0.51653	317 BEAMER ST	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	
005-624-003-000	0.260791	20 THIRD ST	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	Yes	Above moderate	2 per parcel	2	2	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	0.06281	910 COURT ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	3	2	
005-645-007-000	0.380166	901 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	15	12	
005-653-003-000	0.174472	407 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	7	6	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
005-692-059-000	0.272191	269 PALM AVE & 808 KENTUCKY AVE	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	Yes	Above moderate	2 per parcel	2	2	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.
005-692-061-000	0.219393	267 PALM AVE	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	Yes	Above moderate	2 per parcel	2	2	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	0.47882	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	Yes	Above moderate	30	14	11	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	0.173984	300 KENTUCKY AVE	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	Yes	Above moderate	30	5	4	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	0.248395	326 N WALNUT ST	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	Yes	Above moderate	30	7	6	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	0.129129	315 WOODLAND AVE	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
005-716-010-000	0.129129	203 N COLLEGE ST	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	Yes	Above moderate	2 per parcel	2	2	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	0.207768	419 GRAND AVE & 419 1/2 GRAND AVE	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	8	6	
006-025-003-000	0.210312	116 MAIN ST	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	8	6	
006-197-003-000	0.145364	518 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	6	5	
006-291-021-000	0.23416	0 NO ADDRESS	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
006-325-002-000	0.125345	813-815 SECOND ST	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
006-533-013-000	0.538339	0 NO ADDRESS	N-P	NEIGHBORHOOD PRESERVATION ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	To be considered as one site with APN 006-533-014
006-533-014-000	0.396866	0 NO ADDRESS	N-P	NEIGHBORHOOD PRESERVATION ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	
006-534-004-000	0.137739	821 PACIFIC ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	6	5	
006-551-006-000	0.127959	0 NO ADDRESS	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	
006-562-007-000	0.358127	509 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	14	11	
006-572-006-000	0.220691	0 NO ADDRESS	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	9	7	
006-582-008-000	0.185169	533 WALNUT ST	N-P	NEIGHBORHOOD PRESERVATION ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	
006-601-014-000	0.189728	428 WALNUT ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	8	6	
006-604-002-000	0.161984	433 MARTIN WAY	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	6	5	
006-604-003-000	0.161983	437 MARTIN WAY	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	6	5	
006-604-004-000	0.161984	441 MARTIN WAY	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	6	5	
039-361-005-000	0.333846	10 AMHERST PL	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
041-070-042-000	37.2699	NO ADDRESS	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	8	298	183	Realistic capacity based on approved tentative subdivision maps.
042-010-056-000	23.08917	1425 HARRY LORENZO AVE	SLSP	MULTI FAMILY RESIDENTIAL / R-8	Low Density Residential		Yes	No	Above moderate	8	205	159	Realistic capacity based on approved tentative subdivision maps.
042-030-054-000	7.028665	1 NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-15	Medium Density Residential		Yes	No	Above moderate	15	105	84	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
042-351-002-000	0.176768	2601 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-351-004-000	0.176768	2609 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-351-007-000	0.346232	2003 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-352-003-000	0.184804	2606 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-352-004-000	0.184804	2610 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-352-005-000	0.210869	2614 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-353-004-000	0.212012	2612 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-353-006-000	0.237929	2620 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-353-007-000	0.247121	2624 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-361-008-000	0.216856	2112 PROMENADE DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-362-003-000	0.242059	2209 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-362-006-000	0.200063	2248 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-363-005-000	0.236698	2249 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-371-002-000	0.17443	2013 HAMPTON PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-371-005-000	0.267858	2001 HAMPTON PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-372-004-000	0.218106	2713 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-372-005-000	0.227195	2709 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-372-007-000	0.202848	2109 PROMENADE DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-373-001-000	0.168128	2009 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-373-015-000	0.195867	2700 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-373-016-000	0.237664	2724 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	Low Density Residential		Yes	No	Above moderate	4	1	1	
042-391-001-000	0.240091	2252 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-391-002-000	0.222934	2256 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-391-003-000	0.231064	2659 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
042-391-005-000	0.225554	2231 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-391-006-000	0.219543	2227 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-391-008-000	0.219021	2219 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-392-002-000	0.224837	2257 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-392-003-000	0.224901	2261 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-392-006-000	0.244236	2654 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-392-007-000	0.25069	2650 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
042-532-001-000	0.140279	1627 BRUBAKER ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-532-002-000	0.10101	2205 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-532-009-000	0.099178	1604 FLORES WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-532-010-000	0.13876	2208 FARMERS CENTRAL RD	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-533-009-000	0.099564	2186 ARMUS PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-533-010-000	0.166472	2190 ARMUS PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-534-006-000	0.138538	2222 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-534-008-000	0.10071	2230 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-534-009-000	0.13733	2234 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-536-006-000	0.136529	1623 MOTTA ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-536-010-000	0.099446	1607 MOTTA ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-536-011-000	0.147774	2236 FARMERS CENTRAL RD	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	Low Density Residential		Yes	No	Above moderate	5	1	1	
042-580-068-000	49.92048		SLSP	MULTI FAMILY RESIDENTIAL / R-20	Medium Density Residential		Yes	No	Above moderate	20	82	231	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	0.104137	301 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	4	3	
063-072-004-000	0.143481	309 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	6	5	
063-072-006-000	0.07174	318 D ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	3	2	
063-072-013-000	0.143481	313 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	6	5	
063-073-004-000	0.104285	315 1/2 D ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	4	3	

Table C-5- Site Inventory

APN	Site Area (Acres)	Address	Zone	Zone Description	General Plan 2035 Land Use	Overlay	Utilities/ Services	Flood Zone	Income Level	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Notes
063-075-002-000	0.132002	1237 ARMFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	5	4	
063-077-001-000	0.264004	1211 ARMFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	11	9	
064-022-011-000	0.390519	80 W KENTUCKY AVE	R-2	DUPLEX RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	2 per parcel	2	2	
064-170-050-000	0.151627	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	6	5	
064-320-001-000	0.485536	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Above moderate	30	15	12	
065-280-023-000	0.480744	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	19	15	
065-280-043-000	0.238752	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	10	8	
065-280-067-000	0.290643	448 CALIFORNIA ST	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	Corridor Mixed Use		Yes	No	Above moderate	40	12	10	
065-380-012-000	0.266725	741 MEADOWOOD CT	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
066-011-007-000	0.18627	1242 E MAIN ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	7	6	
066-011-008-000	0.363123	1244 E MAIN ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	15	12	
066-111-029-000	0.493685	845 EAST ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	No	Above moderate	40	20	16	
066-302-026-000	0.388192	1522 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
066-302-031-000	0.211741	1546 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
066-303-030-000	0.114372	1539 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
066-303-031-000	0.114372	1535 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	Low Density Residential		Yes	No	Above moderate	1 per parcel	1	1	
							Above Moderate Income Units				1076	980	
							Total Number of Units				3,076	2,628	

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	4
D.2.4	Building and Housing Codes and Enforcement	24
D.2.5	Permit, Processing, Procedures	24
D.2.6	On and Off-Site Improvements	38
Section D.3	Non-Governmental Constraints	39
D.3.1	Housing Supply/Conditions	39
D.3.2	Development Costs	41
D.3.3	Availability of Financing	42
D.3.4	Summary	43
Section D.4	Environmental and Infrastructure Constraints	43
D.4.1	Environmental Constraints	43
D.4.2	Infrastructure Constraints	44

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 with or without a use permit is required, and a description of the zone. For detail on the permit requirements by use type, see Tables D-8 through D-11.**

Table D-2: City Zoning Districts that Allow Residential

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

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts		Purpose/Description	Uses¹
RR	Large Lot Residential	The RR Zone provides living areas where development is limited to very low density, single-family housing; and to ensure adequate light, air, privacy, and open space for each dwelling.	Single-family, ADUs, and duplexes
R-1	Single-Family Residential	The R-1 Zone provides living areas where development is limited to low density housing; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.	Single-family, ADUs, and corner lot duplexes
R-2	Duplex Residential	The R-2 Zone provides living areas where a compatible mixture of one- and two-family dwellings will provide a suitable environment for family living; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.	Single-family, ADUs, and duplexes
R-M	Multiple-Family Residential	The R-M Zone provides residential areas which can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, and office, compatible with the surrounding area and consistent with the General Plan.	Single-family, ADUs, duplexes, and multi-family
N-P	Neighborhood Preservation	The N-P Zone stabilizes and protects the established diverse character of older, predominately residential neighborhoods, where a mix of housing types and other uses exists. These areas along the fringes of the central business district are characterized by houses generally constructed prior to 1940 and the continued use of these structures as single-family residences is encouraged. The zone is intended to preserve the overall low density residential character of these neighborhoods while also providing for the continuance of certain existing uses that were legally in existence at the time the zone was created.	Single-family, ADUs, and duplexes
C-2	General Commercial	The C-2 Zone provides a general commercial area for the sale of commodities or the performance of services to serve the entire community.	Single-family (ZA permit), ADUs, duplexes (ZA permit), multi-family (CUP)
CMU-E	Corridor Mixed Use, East	CMUE Zone is an auto-oriented corridor with a mix of uses. The use regulations and standards are intended to facilitate revitalization with design flexibility, while also improving urban character. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape.	Multi-family, Single-family (ZA permit), ADUs, duplexes (ZA permit)
CMU-WM	Corridor Mixed Use, West Main	CMUWM Zone is a mixed-use corridor intended to accommodate significant residential infill and neighborhood-serving retail. Higher density and intensity development is allowed to give the corridor a more urban character.	Multi-family

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts		Purpose/Description	Uses¹
CMU-K	Corridor Mixed Use, Kentucky	CMUK Zone accommodates a mix of mostly service and industrial uses. The district regulations are intended to allow this area to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates specific sections of the corridor	Multi-family, Single-family (ZA permit), ADUs, duplexes (ZA permit)
CC	Community Commercial	e CC Zone is intended to provide for commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic.	Single-family (ZA permit), ADUs, duplexes (ZA permit)
HDR	High Density Residential	HDR Zone is intended to accommodate a broad range of attached housing types, including tri-plexes, four-plexes, row houses, stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities.	Multi-family (min 2/3 residential required for any mixed-use)
SLSP	Spring Lake Specific Plan	Specific Plan	Mostly single-family
SESP	South East Specific Plan	Specific Plan	Mostly single-family
DMU	Downtown Mixed Use	Specific Plan	Single-family and Multi-family. Some Districts require a ZA permit for multi-family.
¹ Some uses may require a Zoning Administrator use permit. The purpose of the ZA permit is to allow staff level review instead of requiring a Conditional Use Permit (CUP) which is approved by the Planning Commission. Tier1-Minor ZA permit require notice but no public hearing. Tier 2- Major ZA permit is for projects with significant impacts. Most residential are Tier 1- minor.			

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 **(SLSP)**, and the Southeast Area Specific Plan **(SESP)**. 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	Single Family: 6,000	50%	2

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)
					Duplex: 70	Duplex corner lot: 7,000		
Multiple Family Residential	R-M	N/A	20/20/7.5	40/4 stories	60	6,000 per dwelling unit: 1,500 minimum/4,000 maximum	50%	1.5 + 1 space per 5
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						

Table D-6: City of Woodland Downtown Specific Plan Development Guidelines

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) Side – None Rear Yard – None unless adjacent to residential use, then 10.	60%	65	Studio: 1 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. **While these code amendments are relatively new, the City has already begun to see an increase in development proposals and increased densities proposed.**

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 are more restrictive. **The City also uses the Planned Development (PD) review process to provide a means for exceptions from development standards and allow greater flexibility in development concepts. PD review was utilized for two small lot single-family projects in the Spring Lake area, the Beeghly Ranch and Parkside 3, to allow exceptions and the ability to allow development on oddly shaped parcels.** 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. **The City has adopted ordinances to ensure the Zoning Ordinance and Interim Zoning Ordinance comply with legal requirements for a variety of housing types. However, some of the Specific Plan areas do not allow all varieties of housing typologies, such as transitional/supportive housing and care facilities and are vague in regulation of accessory dwelling units. The City includes Program A.24 to identify inconsistencies and amend the Specific Plans to allow these typologies.**

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/Group home <6P	-P	-P	-P	P ²	CP	P	P	P	-	P
Residential Care/Group home >6P	-C	-C	-C	P ²	C	C	C	C	-	P
Emergency Shelter	-	-	-	-	C	C	C	-	-	-
Manufactured Homes	CP	CP	CP	CP	CP	-	-	-	-	-

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
Mobile Home Parks	C	C	C	C	C	-	-	-	-	-
Accessory Dwelling Units (ADUs)	P	P	P	P	P	-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)	-	-	-	-
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	-	-	-	-	

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

Residential Use	Districts				
	A	B	C	D	E
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 City's standing Zoning Ordinance contains design standards for the Multi-family, Neighborhood Preservation, and Low Density Residential Districts. The Interim Zoning Ordinance contains standards for the Corridor Mixed Use and High Density Residential districts where multi-family housing is permitted by right. The Interim Zoning Ordinance contains objective standards for multi-family development.

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 **Community Design Standards** also include objective parameters for both single-family and multi-family projects **such as 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. **Review of historical structures is guided by the City's Historical Preservation Ordinance and the Downtown Specific Plan where a majority of the historic structures in the City are located.**

The **Community Design Standards** document uses both 'standards' and 'guidelines', suggesting some subjectivity to the requirements, which may require additional review of certain applications. **For example, "each design topic is divided into standards, which are mandatory elements and techniques that must be incorporated into the design of all new and existing development, and recommended elements, which describe desirable features that should be carefully considered in the design of a project ... [but] are not required."**

Site plan and design review for multi-family projects may occur alone or in combination with other entitlement requests, as applicable. If combined with an entitlement request, such as a Tentative Map which requires a public hearing, design review may be conducted at the same time, or it may be deferred for a later time. If deferred, it is typically handled as a staff level approval. Site plan and design review that is conducted for uses that are permitted by right are handled at a staff level as a ministerial action. Staff confirms consistency with recently adopted objective standards and compliance with codes requirements. In the case where a tentative map is required, the standard subdivision findings as required in the subdivision ordinance are required. In the case where a use is ministerial, and permitted by right, the project must show that it is able to meet required standards. Current review and approval procedures, which have been modified to allow staff level review and utilize objective design standards, have reduced previously identified constraints to multi-family housing. The City has already seen positive outcome of these changes.

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. **Accessory dwelling units and junior accessory dwelling units are permitted in all zoning districts that allow for any single-family or multifamily residential use, including the corridor mixed use districts if they allow for any residential use. The City has been utilizing the new ordinance to allow ADUs throughout the community. The land use tables will be updated with the Comprehensive zoning update, consistent with the existing ADU ordinance.**

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 **explicitly define or allow include any specific provisions for the development of** Single Room Occupancy units **in any zone**, but does allow for residential hotel/temporary housing units **are allowed in District A of the Downtown Specific Plan 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 **are allowed in to be eligible in** a residential zone, **subject to the following requirements 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, **and downtown in CMUE, CMUK, RC/LIF, LIF, and DMU Districts B and C with a CUP, all** 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 Downtown areas and CMU areas have direct access to transportation and services and are not located near any environmental hazards. To ensure the City has adequate land zoned to accommodate emergency shelters, the City includes program A.22. Some of the use specific requirements do not comply with State law, such as the spacing requirements between shelters. The City proposes Program A.23 to modify development standards in Chapter 17.152 to comply with Government Code section 65583, subdivision (a)(4)(A) and other emergency shelter requirements, as needed.

The Zoning Ordinance **and Interim 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. **The City proposes Program A.25 to allow transitional and supportive housing by right in all zones that allow residential or mixed-use consistent with AB 2162 and "Low Barrier Navigation Centers" in areas as required by AB 101.**

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, and CMU** 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, **CMU**, 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.**190**, "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.**190.B** 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." **A request for reasonable accommodation is submitted to the Director, and is not subject to any processing fees except as required for other concurrent reviews (e.g. conditional use permit). The Director will make a determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation. Decision for approval are based on the following factors:**

- 1. Whether the housing, which is the subject of the request, will be used by a person with a disability as defined under the acts;**
- 2. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability as defined under the acts;**
- 3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;**
- 4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning;**
- 5. Potential impact on surrounding uses;**
- 6. Physical attributes of the property and structures;**
- 7. Alternative reasonable accommodations which may provide an equivalent level of benefit.**

While the review is intended to promote health, safety, and welfare for all residents, the City proposes Program C.11 to evaluate if existing regulations and findings are a constraint to reasonable accommodation.

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 that allow group homes for six or fewer persons. The City proposes program C.11 to evaluate if CUP requirements for large group homes are a constraint.**

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 **needs to be updated to remain is** consistent with Government Code Section 65915. **See program A.10. Currently 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.

H. Short-Term Rentals

The City does not have a short-term rental (STR) ordinance to control or regulate the use of residential properties for temporary rental. Short term rentals are regulated in the IZO, requiring a CUP in the CMU-E and CMU-WM zones. The City has not observed a reduction in the availability or affordability of housing resulting from short-term rentals.

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.

The City approved the Interim Zoning Ordinance in 2018 which allows multi-family housing by right in the High Density Residential and Corridor Mixed Use Districts. To facilitate review, the IZO was amended in 2019 to include objective development standards for multi-family projects which are approved through a staff level design review as a ministerial project. Project applications which include a tentative subdivision map must be approved by Planning Commission. The revised IZO and objective design standards have simplified development review for multi-family projects. Because the modifications are so recent, the City only has had one project approved in the CMU District using the objective design standards since 2019. The “Ashley and Main” project at 310 Main Street provided for 168 units on a 5.78-acre site with a resultant residential density of 29.9 du/ac. Project was submitted on 8/7/20 and was approved on 12/4/20. Prior to the formal submittal and review, the applicant met with the city to discuss the project site and clarify requirements. The project was originally a market rate development subject to the City's Affordable Housing Ordinance. The City accepted an in-lieu fee payment totaling \$469,413. However, subsequent to approval the applicant sold the project to a non-profit developer who intends to build the project as a 100% affordable project.

The review period for the Ashley and Main project is typical of other residential projects. As shown in Table D-12B, the average time to complete entitlement is 6.25 months, with non-discretionary projects entitled within 3.5 months or less, on average. It typically takes 3.3 months to approval applications for building permits, once submitted. The City is not responsible for the time between entitlement and application for building permit applications.

The IZO and associated development standards, which intended to remove constraints and facilitate housing opportunities were adopted in 2018, and updated in 2019. Prior to this, projects were proposed and approved under the Citywide Zoning Ordinance, with lower density limits in multi-family areas. Projects of all types and at a variety of affordability levels, using either the Citywide ordinance or the IZO, are being proposed or built at a variety of densities. On average, most residential projects are proposed at densities around 70-80 percent of the maximum allowed, consistent with the assumed density for the site inventory in Appendix C. However, the City does approve applications for projects at densities ranging from 60 - 100+ percent of the maximum allowed (over 100 percent is achieved through density bonus).

A.1 Permit/Procedure and Approval Authority:

Table D-12A: 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

Table D-12B: Permit and Approval Timelines (Actuals)

Project Name	Type	Entitlement	Entitlement Application	Entitlement Approved	Time (months)	Building Permit Application	Building Permit Approval	Time (months)
Mercy Housing	Affordable MF	GPA/ZA/Design and Site Plan Review	11/23/15	3/15/16	4	12/17/16	5/17/17	5
Sacramento Mutual Housing	Affordable MF	Design and Site Plan Review	2/28/17	4/6/17	1.5	12/18/17	3/30/18	3.2
Downtown Suites	Infill SF Attached	Tentative Parcel Map with Design and Site Plan Review	1/3/18	4/4/18	3	5/21/18	9/07/18	4
Cleveland Suites	Infill SF	Tentative Parcel Map/ Design Review approved later	4/15/19 (TPM) 3/1/21 (DR)	8/15/19(TPM) 5/3/21 (DR)	4 2	2/19/21	4/30/21	2.5

Table D-12B: Permit and Approval Timelines (Actuals)

Project Name	Type	Entitlement	Entitlement Application	Entitlement Approved	Time (months)	Building Permit Application	Building Permit Approval	Time (months)
Parkside 3	Small lot SF	GPA/SPA/ Tentative subdivision map/ Development Agreement	8/17/18	9/15/20	13	3/31/21	5/25/21	2
Beeghly Ranch	Small Lot SF	SPA/ Tentative Subdivision map/ Development Agreement	12/20/19	10/20/20	10	2/11/21	4/22/21	2.2
310 Main Street	MF	Site Plan and Design Review	8/7/20	12/4/20	4	N/A		
Opportunity Village	Duplex affordable	Site Plan and Design Review	11/21/20	5/4/21	6	N/A		
				Average	5.9 months			3.2 months
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.

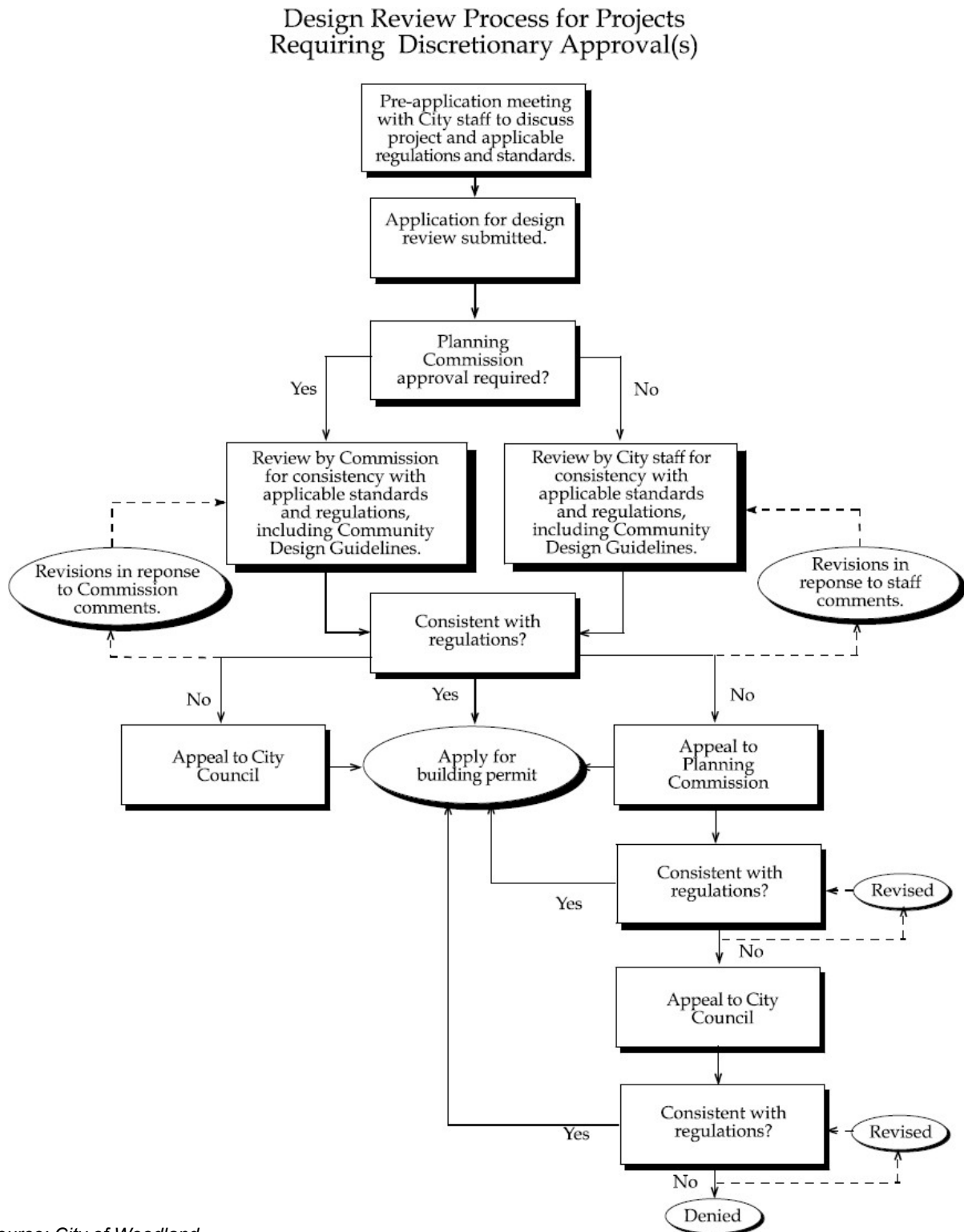
Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The 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.

A.4 Streamlined Approvals: California Senate Bill 35 (“SB 35”), codified at Government Code Section 65913.41, became effective January 1, 2018. The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program A.27 to adopt local procedures consistent with SB35.

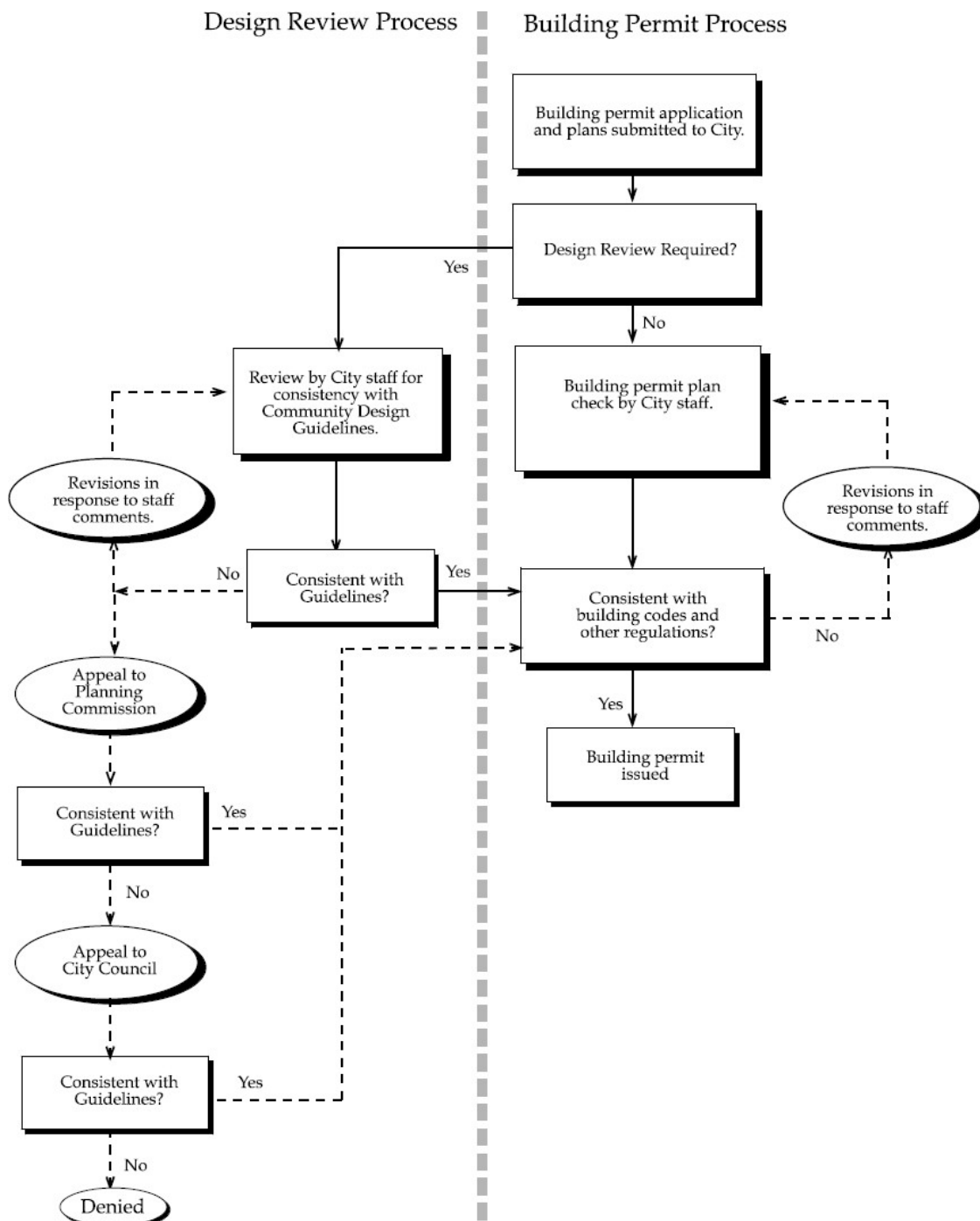
A.5 Transparency: The City complies with all transparency laws and posts on the City website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

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



Source: City of Woodland.

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~~ **received** a Regional Early Action Planning (REAP) grant through the Sacramento Area Council of Governments (SACOG) to evaluate the City's entitlement fees **(See Program A.29)**. 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. **As noted in Table D-18, in order to help encourage smaller units and facilitate more natural occurring market rate affordable housing by design, single family units in Spring Lake that have multi-family density (8+ du/ac) and are under 1,450 square feet are charged the MPFP multi-family fees rather than single family fees. The Beeghly and Parkside 3 projects (See appendix C) are both small lot, smaller unit single-family projects in the Spring Lake Specific Plan area which utilized the small lot exceptions (See Section D.2.3.C, above) and the small unit fees.**

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

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

Single-Family		
	Greenfield	Infill
Parks	\$8,182	\$8,182
Admin	\$255	\$233
Subtotal	\$34,278	\$31,342
ADU Subtotal	N/A	
Source: City of Woodland, Development Impact Fees, January 1, 2021		

Table D-16: Development Impact Fees for Multi-Family (per unit) 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
**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. <i>Source: City of Woodland, Development Impact Fees, January 1, 2021</i>				

Table D-17: Development Impact fees for Small Multi-Family (per unit)

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

Table D-17: Development Impact fees for Small Multi-Family (per unit)

Small Multi-Family (Less than 700 square feet)					
	Greenfield	Infill	Corridor	Downtown	SLSP
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
**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. Source: City of Woodland, Development Impact Fees, January 1, 2021					

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	\$30,570³	\$15,473
¹ Market-rate single family only ² No Storm Drain Development Fees in Spring Lake ³ Per the administrative guidelines, small single-family homes (under 1,450 square feet) are charged the multifamily MPFP rate.		
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

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

Fee Type	Fee	
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
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	\$97,268³	\$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	\$457,0001	\$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.

The project would have to comply with city engineering standards and improvement requirements depending on the location and type of roadway, (local, collector, arterial). When a project will be developing a site with no final site development improvements, an applicant is typically required to install all utilities to allow connection to existing facilities, which may be located in an adjacent street or at the edge of a property. In some instances, sites may have existing facilities such as curb, gutter, sidewalk and utility stubs. As an example, in Spring Lake single family developers have been required to install adjacent perimeter improvements for multi-family sites. However, all sites will need to install appropriate on-site improvements that may include individual utility connections to each unit, sidewalks, lighting, paving, fencing, as well as actual unit construction. In some instances where the existing facilities, such as curbs or sidewalks are older or in poor condition, they may need to be replaced. This may be the case in older infill areas. However, if a site is adjacent to an area where the City has an approved CIP street improvement project, the proposed project will benefit from the City's installed improvements. This will be the case for the project located at 310 Main Street, where the City received a SACOG grant to improve bike and pedestrian access along that portion of the roadway.

The City of Woodland General Plan identifies the importance of complete streets in order to provide multi-modal accessibility, particularly improving bike and pedestrian access. The 2035 General Plan reduced the city's minimum LOS standard from LOS C to LOS D in recognition that some level of traffic will be necessary in urban settings and to reduce the cost of road improvements that may be required. The City's Engineering Standards include the requirements for local, collector, and arterial roadways. There may be some variability in the specific plan areas. In the City's most recent developing residential area, Spring

Lake, as a means of facilitating multi-family development the vacant multi-family sites have had the perimeter infrastructure installed ahead of time by the adjacent single family development areas. These improvements include roadway, curb, gutter, and wet and dry utility connections. Additionally, a number of projects have utilized internal alley access rather than full roadways. The minimum alley width is 20-24 feet with a limited curb or v-gutter and no sidewalks. However, where there is limited public improvements in some cases an HOA will be required to cover future paving and utility repairs and improvements. These standards and improvement requirements are typical of many communities. The City works to coordinate improvements and build capacity for future projects, including multi-family projects, so the requirements do not affect 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.

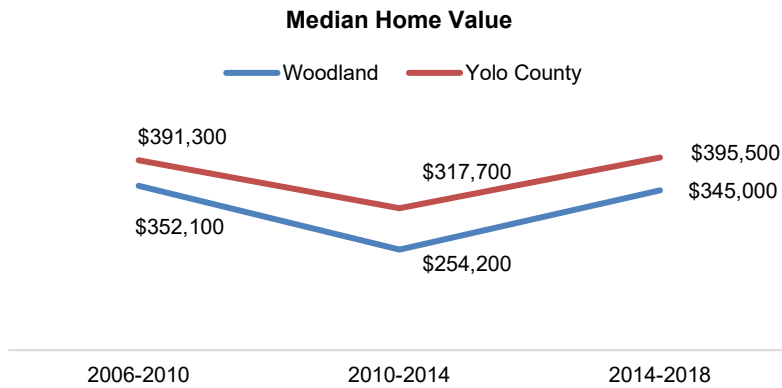
D.3.1 Housing Supply/Conditions

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. **A brief summary of housing market trends provided on Redfin and Zillow provide an average single family home sale price of \$475,000 in July 2021. This represents an approximate 9% increase in the last year.**

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

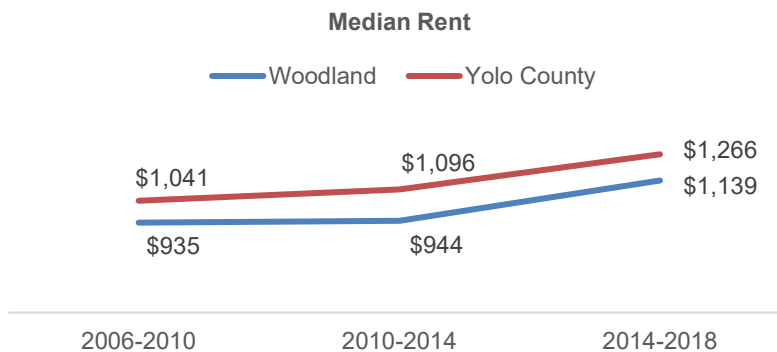


Source: SACOG/ACS 5-Year Estimates

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. **In review of recent rental rates, apartments have recorded an approximate 8.1% rent increase in the past year. Increases varied by unit type with the largest increase seen for smaller unit sizes. One- and two-bedroom units saw relatively limited increases by comparison. However, one and two-bedroom units are more expensive than median prices, with average per month rents at \$1,400 and \$1,700, respectively.**

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 multi-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.

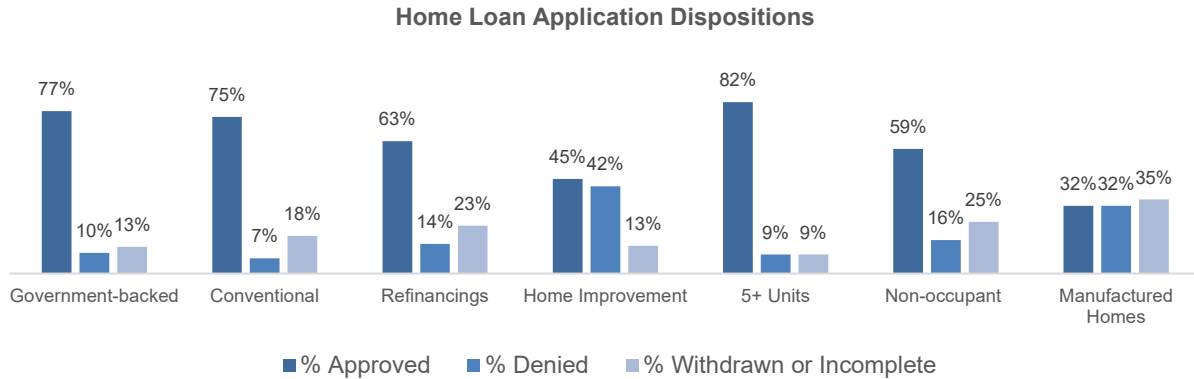
There are more than twice the number of conventional loans than government-backed loans in 2019, for a total of 748 mortgage applications across both types. Though fewer in number, government financing served a large share of total homebuyers. The approval rates for both these types of loans were about 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 2035²⁰ 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. **As noted in Appendix C, the City has adequate infrastructure capacity to meet the demand for residential growth.**

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: Public Outreach Summaries

City of Woodland 6th Cycle Housing Element Update

Focus Group Meetings Summary – DRAFT March 8, 2021

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. **Communication was provided in both Spanish and English by mail and email. The following organizations were contacted:**

1. **Community and Housing Advocates**
 - **Yolo County Housing Authority**
 - **Empower Yolo**
 - **CommuniCare Health Centers**
 - **Legal Services of Northern California**
 - **Fourth & Hope**
 - **Community Housing Opportunities Corp.**
 - **Friends of the Mission**
 - **Holy Rosary Church**
 - **Bayside Church – Woodland**

- Woodland Christian Church
- Woodland Opportunity Village
- PC Member
- Armfield Property Representative

2. Housing Developers

- Mutual Housing California
- Neighborhood Partners
- USA Properties Fund, Inc.
- Local Infill Developer
- Local MF Developer
- Mercy Housing
- Lennar Homes
- Fieldstone Consulting
- Taylor Morrison
- Laugenhour and Meikle
- Cunningham Engineering
- Tandem Properties

3. Local Businesses and Institutions

- Realtors
- Chamber of Commerce
- Yolo Credit Union
- Yolo Community Care Continuum
- St. John's Retirement Village
- Yolo County CASA
- Yolo Food Bank
- Summer House, Inc.
- Cache Creek Lodge
- Woodland Food Closet
- Short Term Emergency Aid Committee
- Yolo Crisis Nursery
- Meals on Wheels Yolo County
- Dignity Healthcare
- Woodland Memorial Hospital
- California Hispanic Chambers of Commerce
- Hispanic Chamber of Commerce of Yolo County
- Yolo County Public Health
- Woodland Community College
- Woodland Joint Unified School District
- Yolo County Association of Realtors

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. **When the comment resulted in a change to the Housing Element, section or program references are provided.**

Woodland Housing Needs

- Underserved groups tend to be low-income individuals, seasoned agriculture workers, millennials, and young families.
 - **Program A.8, housing for farmworkers**
 - **Program A.11, supporting affordable housing developers**
 - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing**
 - **Program A.18, pursue funding for different housing types, different sizes, and different needs groups**
 - **Program C.9, First Time Homebuyer program**
- 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.
 - **Program A.2, a variety of housing types**
 - **Program A.3, expand housing options in more locations**
 - **Program A.18, pursue funding for different housing types, different sizes, and different needs groups**
 - **Program A.20, expanding housing types in high opportunity areas**
- 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.
 - **Program A.21, ADUs and multi-gen housing**
- Participants expressed a desire for transit connectivity. Most current housing units are not located near transit stops.
 - **Policy A.4, variety of housing types, densities, and transportation access**
- 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.
 - **Program C.9, First Time Homebuyer program**
- Woodland neighborhoods are currently not socially and economically diverse.
 - **Program C.10, improvements to Armfield neighborhood**
 - **Program A.20, expanding housing types in high opportunity areas**

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.
 - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs 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.
 - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing**
 - **Program A.6, evaluate Affordable Housing Ordinance to remove constraints**
- Parking standards and other requirements that affect the total number of units developable on a site should be evaluated as potential constraints to housing.
 - **Program A.2, ensure Zones can develop at realistic densities as part of the Code Update**
 - **Policy A.2, identify and minimize constraints**
- 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.
 - **See Appendix C for analysis of site selection and realistic assumptions.**
- 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.
 - **Policy A.7, regional coordination and Policy A.8, local cooperation**
- 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.
 - **Policy A.18, prioritize public land for affordable housing**
 - **Program A.4, Annexation of the Research and Technology Park Specific Plan Area**
- 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.

City of Woodland 6th Cycle Housing Element Update Summary Community Meeting #1- DRAFT

Tuesday, June 2, 2021 at 6:00 pm
Zoom Webinar

Introduction

On June 2, 2021, the City of Woodland hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Cindy Norris, Principal Planner, who welcomed attendees, provided an overview of the Housing Element update process, introduced the components of the Draft Housing Element, and reminded attendees of the public review time period. Ms. Norris introduced David Bergman, Director, and Kathryn Slama, Senior Associate, at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- Woodland's Existing Conditions and Housing Needs
- Overview of Affordable Housing
- Regional Housing Needs Allocation (RHNA) and 6th Cycle Site Inventory
- 6th Cycle Implementation Plan

The presentation included the purpose of the Housing Element, components of a Housing Element, and the project timeline. The presentation also provided an overview of socio-economic data of Woodland that informed the housing goals and programs included in the Implementation Plan, as well as an overview of the sites in the inventory the City has identified as being able to accommodate additional housing units.

The meeting then allowed for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The City encouraged attendees to review the Housing Element document in more detail and noted other manners of providing public feedback, such as contacting the City directly, attending future public hearings, and reaching out to HCD. Public participants were able to access the meeting by computer or by phone. There were 8 community members who logged in via computer, however; the City is unable to determine how many persons called in via phone or watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Format

The public meeting was facilitated by City staff, with assistance from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting, by sending written comments or calling and leaving a voicemail in advance of the meeting, or submitting written or verbal comments after the meeting.

The City prepared a public meeting notice in English and Spanish that was published on the City's website and distributed via mail and email (if known) to 212 individuals including the Planning Commission, City Council, all individuals identified for the focus groups, any additional interested parties, and all property owners of sites identified in the sites inventory. (see below).

 City of Woodland Housing Element Update Community Workshop Notice The City of Woodland will hold a virtual Community Workshop for the purpose of introducing, discussing, and accepting comments concerning the 2021- 2029 Housing Element Update project. The meeting will be held on Wednesday, June 2, 2021 at 6:00 pm. The meeting will be held via Zoom as a webinar. Please view the Meeting Instructions below. The Housing Element is one of the seven mandated elements of the City of Woodland General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing. The City of Woodland, along with all other California cities and counties, is required to adequately plan to meet the housing needs of everyone in our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period. The foundation of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the State estimates each region's housing needs for all income groups for the upcoming eight years. The City of Woodland's RHNA target for the 2021-2029 planning period is 3,087 new residential units. The Housing Element identifies vacant sites that are considered the most appropriate for residential development and have adequate capacity to accommodate the RHNA estimate. More information regarding the Housing Element can be found on the City's web site at the following https://www.cityofwoodland.org/1296/Housing-Element-Update-2021. SUMMARY The Housing Element Update: • Will cover the 2021-2029 planning period • Provides an assessment of current and future housing needs, and the resources and constraints related to those needs. • Provides a comprehensive strategy that establishes the basis for housing goals, policies, and programs. PUBLIC REVIEW Draft will be available for review and comment from May 17, 2021 through July 12, 2021 and may be accessed at the following locations: • On the City's Housing Element Update web page at https://www.cityofwoodland.org/1296/Housing-Element-Update-2021 • City Hall Community Development Department, 300 First Street, Woodland CA • Woodland Library, 900 First Street, Woodland, CA	MEETING INSTRUCTIONS PLEASE NOTE: The Community Workshop will be conducted pursuant to the Governor's Executive Order N-29-20 and as outlined below. 1. The meeting will be held via teleconference and Staff and <u>members</u> and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. 2. The public is encouraged to listen to the Community Workshop meeting live on Woodland TV Channel 20. When the meeting is Live, you will see a Live icon to the left of the meeting. 3. If you wish to make a comment during general public comment there are three (3) ways to do that: a. Join the Zoom meeting by logging onto the Zoom link below or by calling the listed number and entering the Webinar ID; b. Leave a voice mail message at (530) 661-5900 (all voice mail messages received by 6:00 p.m. will be played during the meeting and read into the record at the appropriate time); or c. If you are watching the live stream and wish to make a comment on an item as it is being heard you may submit an email to the city at HousingElement2021@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. d. Please check the City's web page prior to the meeting to determine if there have been any changes made to the procedures for public comment provided above. Zoom Meeting Information: • Zoom Link to join the webinar: https://zoom.us/j/96538622330 • Or Telephone, Dial: 1 (669) 900 6833 • Webinar ID: 965 3862 2330 Zoom meeting instructions are provided on the Housing Element Web page. QUESTIONS OR COMMENTS Email us at HousingElement2021@cityofwoodland.org or visit the Housing Element web page at https://www.cityofwoodland.org/1296/Housing-Element-Update-2021
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The meeting was recorded and posted on the City's Housing Element Update webpage (<https://www.cityofwoodland.org/1296/Housing-Element-Update-2021>) so it may be viewed at any time. Also, the presentation was posted on the same webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

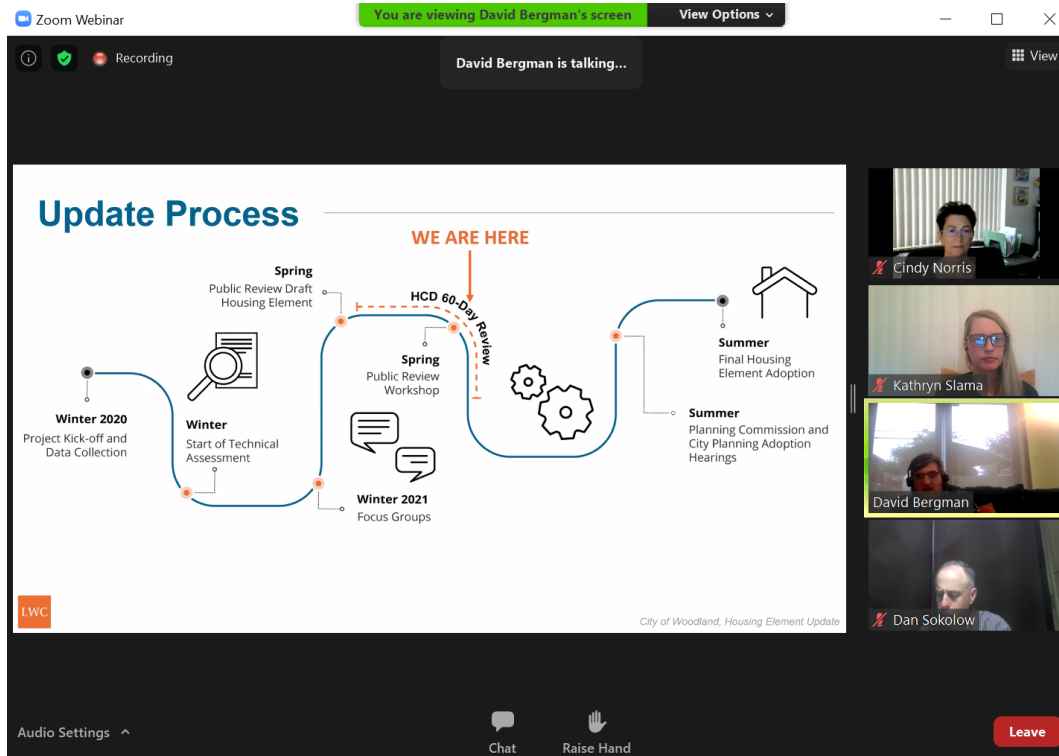
The following is a summary of questions and discussion during the public meeting.

- The City is currently underway in annexing land for Woodland Research & Technology Park, which will have varying levels of development standards and be available for housing development within the next three years. Though Woodland's site inventory uses this Specific Plan area to satisfy one-third of the lower-income RHNA, affordable housing may be developed on sites that are not in the inventory as well.
- One participant expressed concern that the sites identified to accommodate lower-income housing are concentrated on the eastside of the city and not evenly distributed across the westside and in the Spring Lake Specific Plan area. These sites are typically zoned for higher densities that are more likely to accommodate lower-income housing, per HCD requirements. In addition, to Affirmatively Further Fair Housing, the City is committed to

improving and investing in historically under-resourced neighborhoods so all areas can be areas of opportunities.

Screenshots

Screenshots from the Community Workshop are included below:



Zoom Webinar You are viewing David Bergman's screen View Options

Recording Kathryn Slama is talking... View

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level.
- Mandated by State law

	SACOG	Woodland
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	38,999	663
Low 50-80% AMI	23,503	399
Moderate 80-120% AMI	29,993	601
Above Moderate >120% AMI	64,017	1,424
Total	153,512	3,087

Median income 4-person household: \$92,500

LWC City of Woodland, Housing Element Update

Cindy Norris Kathryn Slama David Bergman Dan Sokolow

Zoom Webinar Kathryn Slama is talking... View

What is Affordable Housing?

Extremely Low Income
0% to 30% AMI

Very Low Income
31% to 50% AMI

Low Income
51% to 80% AMI

Moderate Income
81% to 120% AMI

Household income for a family of 4:

\$27,750	\$46,250	\$74,000	\$111,000*
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Area Median Income in Yolo County is **\$92,500** for a family of 4

* Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

LWC City of Woodland, Housing Element Update

Cindy Norris Kathryn Slama David Bergman Dan Sokolow

Appendix F: Woodland - AB 686 Fair Housing Assessment

Introduction and Overview of AB 686

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components:

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Note on Figures and Analysis

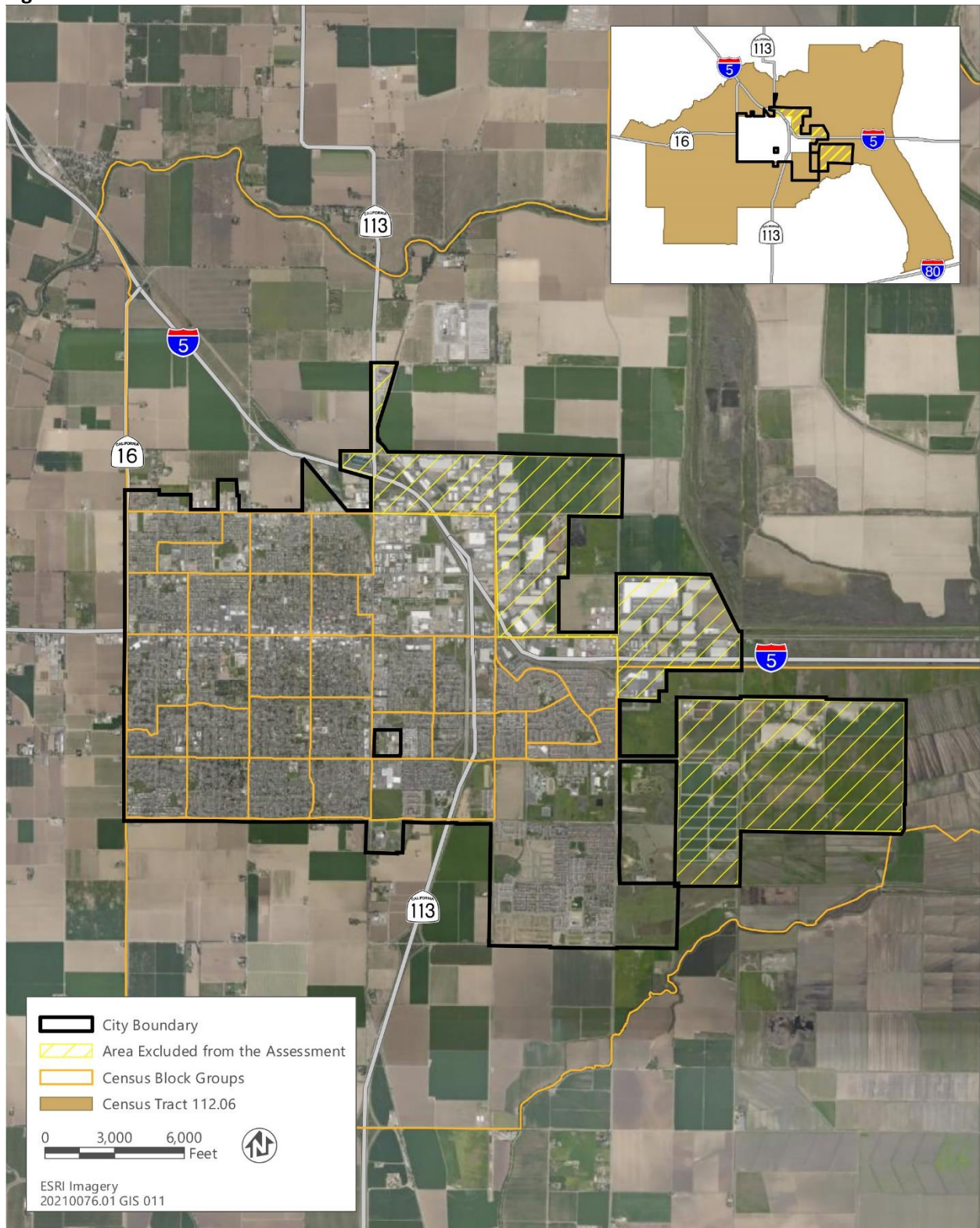
The U.S. Census Bureau divides geographic areas into census tract and block group subdivisions in order to facilitate statistical analyses. These census tract and block group boundaries do not always follow city, town, and other administrative boundaries.

As shown in Figure 1, census tract 112.06 and the block groups within this census tract extend far beyond city boundaries and includes two portions of the city that are non-residential: the industrial area east of Interstate-5 and north of East Main Street; the area south of Interstate-5 and east of County Road 102, which is home to the city's wastewater treatment facility and a tomato processing discharge spray field. Since these areas are non-residential and are primarily located in unincorporated Yolo County, they have been excluded from the text analysis. Although these areas appear in certain maps and figures within the fair housing assessment, they are not considered as part of the overall analysis.

Moreover, this assessment provides caveats for data from Woodland's Spring Lake neighborhood, which is the area south of Gibson Road and east of Harry Lorenzo Avenue, and which includes the City's Community and Senior center and Sports Park as well as a fair amount of vacant land. This

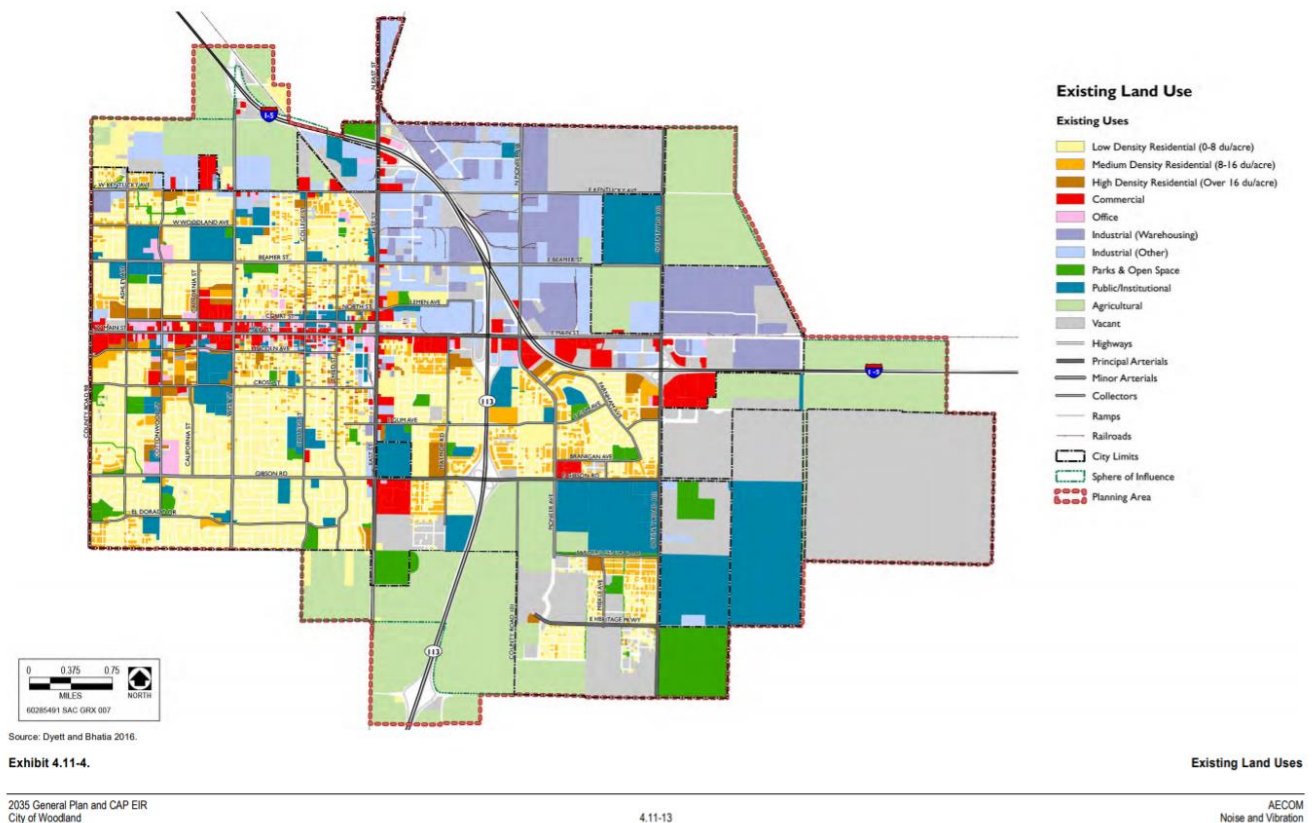
neighborhood is in a block group that is primarily located in unincorporated Yolo County and is shared with the city's wastewater treatment facility and a tomato processing discharge spray field. Since Spring Lake is home to the vast majority of this block group's residents, this data was included in the text analysis.

Figure 1: Woodland Boundaries



Source: U.S. Census 2010. Ascent 2021.

The exhibit provided below is an illustration of existing land use which was prepared in 2016 as part of the City's General Plan update effort. It is found in the 2035 General Plan EIR, Exhibit 4.11.4. While conditions have changed slightly since 2016, in particular with the Spring Lake Specific Plan being 75% built out, this helps provide a picture of existing development in the City.



Consistency with the 2017 General Plan

The General Plan is the policy document for long-range development for the City of Woodland and governs all actions relating to Woodland's physical development. The General Plan must be comprehensive, internally consistent and long range. The Housing Element is one of seven mandated elements of the General Plan. State Law requires that the Housing Element state "the means by which consistency will be achieved with other general plan elements and community goals." (California Government Code Section 65583(c)(6)(B).) The Housing Element must be internally consistent with goals, policies, and programs contained in other elements. Therefore, goals, policies, and programs contained in other elements will also serve to address housing. City's 2017 GP includes a Healthy Community and Public Services Elements, which include environmental justice evaluation and policies. There is one disadvantaged community located north of the city boundaries in Yolo County called "Westucky". Through an MOU with Yolo County, the City has provided water and sewer services to the community in (2019). The 2017 General Plan also includes policies to annex the disadvantaged community with any future annexation in the area. Polices and programs contained

in other elements of the General Plan also serve to address Fair Housing considerations and are listed in Table F-8.

Consistency with Other Housing and Service Programs - CDBG

The City of Woodland receives an annual allocation of Community Development Block Grant (CDBG) funds from the Federal government. 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 based on a five year Consolidated Plan such as:

- Affordable Housing
- Construction or Improvement of Public facilities and infrastructure
- Economic Development
- The provision of public services
- Revitalization efforts
- Other activities that benefit low and moderate –income individuals and areas.

Assessment of Fair Housing Issues

The goal of this analysis is to transform racially and ethnically concentrated areas of poverty into areas of opportunity by replacing segregated living patterns with truly integrated and balanced living patterns. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to various social, cultural, and economic barriers that exist in our society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower income units, are available in high resource areas, where access to amenities and opportunities are higher, rather than in concentrated areas of high segregation and poverty, where there is little or poor access to opportunities.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the City of Woodland. It examines local existing conditions and demographic patterns including concentrated areas of poverty within the city; concentrated areas of low- and median- income housing; and areas of low and high opportunity. It also provides an analysis from a regional perspective, describing settlement patterns across the region. The analysis is primarily based on data from the California Department of Housing and Community Development's (HCD) AFFH Data and Mapping Tool.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;

- discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- disproportionate housing needs across the city including cost burden, overcrowding, and risk of displacement.

On an annual basis, the City funds fair housing services (Fair Housing Project) through Legal Services of Northern California (LSNC) (Woodland office) with funds from the City's Community Development Block Grant program. Legal Services provides fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services advise clients with fair housing issues of their right under fair housing laws. Attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally.

For Fiscal Year 2019/20, the Fair Housing Project assisted 280 Woodland residents with housing issues, including claims of housing discrimination. Staff attorneys from Legal Services assessed all housing cases to determine whether the case involved potential discrimination. After interviewing the 280 Woodland residents who sought assistance with housing problems, LSNC staff determined that clients described legitimate discrimination in 28 cases: disability 24, race 1, gender 1, source of income 1, and familial status 1. Legal Services provided the following level of service for the 28 cases: counsel and advice 7, limited action 7, and negotiated settlement/representation 14. Legal Services has not noted geographic trends for the fair housing complaints they receive from Woodland residents, but has commented on instances in which property managers do not understand their obligations for reasonable accommodations or modifications. Providing education to property managers through Legal Services annual fair housing conference may help lessen these instances as well as provide guidance on other fair housing issues. The City is not aware of any fair housing lawsuits being filed for Woodland rental properties in the last five years.

The City refers fair housing complaints to the Woodland office of Legal Services of Northern California (LSNC). During the 2019-2020 fiscal year, LSNC reported 28 housing discrimination cases were filed by residents of Woodland.

Type of Discrimination:		Level of Service	
• Disability discrimination	24	Counsel and advice	7
• Race	1	Limited action	7
• Gender	1	Negotiated Settlement/Representation	14
• Source of Income	1		
• Familial status	1		

Due to COVID-19, Legal Services staff was working remotely for part of FY 2019/20 and handling all cases, including fair housing cases, via phone, email, and regular mail. Legal Services also had to cancel the annual in-person fair housing conference due to the pandemic, but held a virtual conference in 2021. The last in-person conference was held at the Woodland Community and Senior

Center on April 9, 2019, and attended by 157 property managers, property owners, and Legal Services staff.

The City also publicizes and regularly updates affordable housing opportunities and fair housing resources on its website. **Fair housing information is provided on the City's website at the following location: <https://www.cityofwoodland.org/263/Fair-Housing-Mediation-Services>.**

For example, the City includes a list of affordable apartment complexes on its website and regularly updates the list when new complexes are open. Additionally, the City provides information on their website regarding LSNC's annual Fair Housing workshop and when tenant applications are being accepted for upcoming affordable rental units.

The City conducted public outreach for the AFFH analysis in conjunction with the Housing Element, refer to Section 1.4 of the Housing Element and Appendix E: Public Outreach Summary. The focus group meetings included questions specifically seeking information regarding fair housing:

- 1. Do you see any disparities or concerns in housing patterns or trends in Woodland?**
- 2. Are you concerned about concentration, segregation in housing and access and opportunity in Woodland?**

Following the availability of the AFFH analysis, the City posted the Housing Element with the AFFH analysis on the City's web site, provided notice of availability, and continued to accept comments and questions on the Housing Element. The City provided public notice for the Planning Commission and City Council meetings, posted documents and reports in two locations on the city's web site, provided hard copies in public locations, mailed notices to all identified stakeholders, interested parties, and property owners of identified housing sites, and held a noticed public hearings on the Housing Element (which includes the AFFH appendix). All notices and information on the city's web site are provided in both Spanish and English.

The City will continue to fund fair housing programs with Legal Services of Northern California and other service providers as appropriate, typically utilizing CDBG funds as outlined in the City's Five Year CHAS plan.

Integration and Segregation

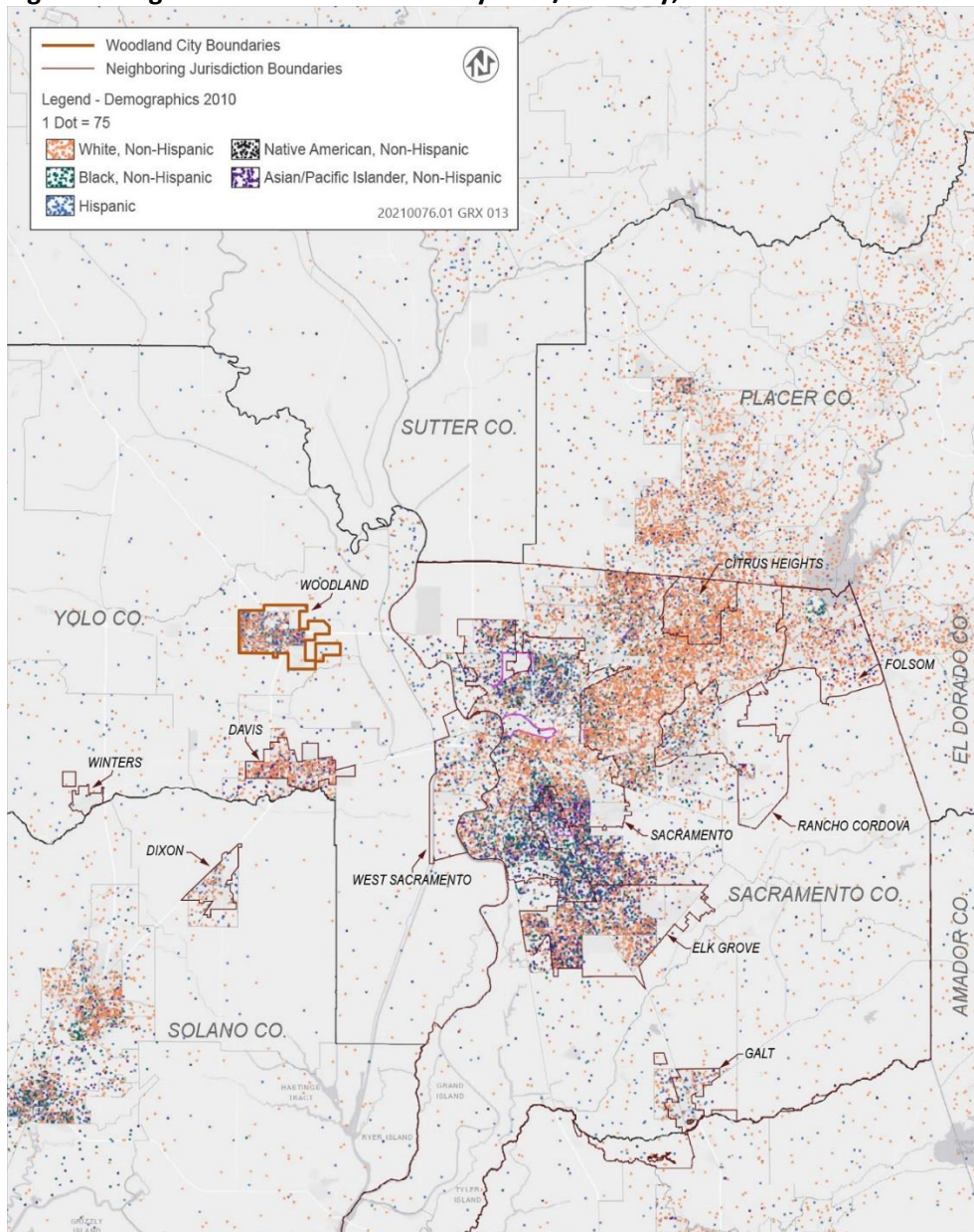
Race and Ethnicity

The Sacramento Valley region has grown in diversity in recent decades and has higher shares of Hispanic (29.9 percent) and Asian residents (18.9 percent) than the national average (18.4 percent and 5.7 percent respectively). In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure 2 shows the racial and ethnic distribution in the Sacramento Region as of 2010. **Generally, patterns of settlement indicate that the majority of people of color reside in and around the City of Sacramento. However, Woodland is generally more diverse than the neighboring cities of Davis and West Sacramento.**

Similar to the region, Woodland has become more diverse over the past decade. As shown in Figure 3, residents in 2010 who identified as non-White Hispanic made up a "slim" to "sizeable" majority of the population for census tracts along Main Street. Moreover, these same areas, shown in Figure 4, had the highest rates of non-White population in the city in 2010 (27 to 54 percent). Alternatively, areas in the southwest corner of the city west of East Street and along Gibson Road had the lowest percentage of non-White population (below 20 percent), and a 'sizeable' to 'predominant' majority of non-Hispanic White residents. By 2018, however, diversity had expanded in most of the city with the percent of

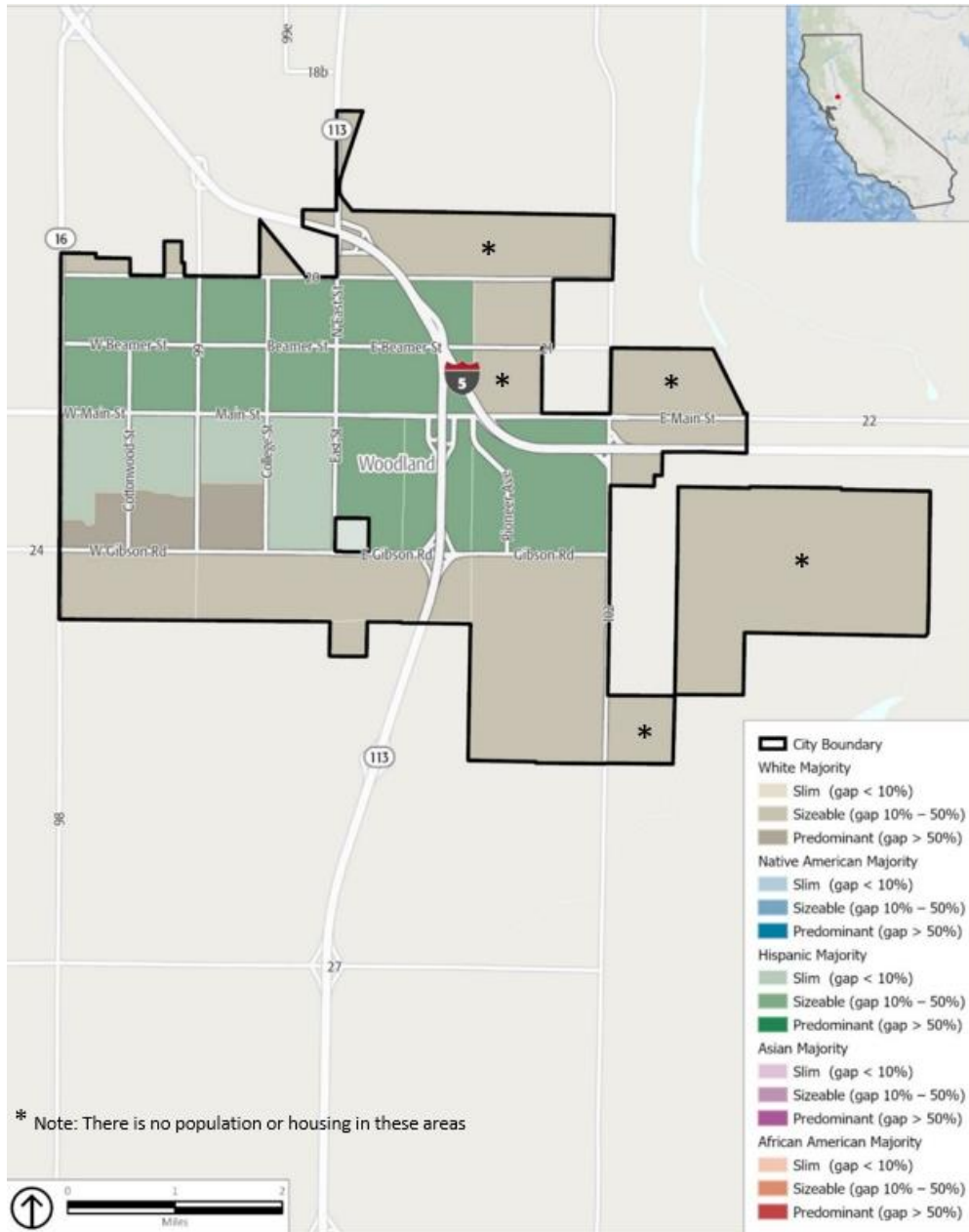
non-White population at over 60 percent in a majority of the city's block groups, with some areas at over 80 percent (Figure 5). The predominantly non-Hispanic White area in the southwest corner also increased in diversity, from an average of 20 percent non-White in 2010 to an average of 36 percent by 2018, however these block groups are still predominately made up of non-Hispanic White residents. As a whole, according to the 2015-2019 American Community Survey (ACS), 61 percent of the Woodland's population identifies as non-White.

Figure 2: Regional Settlement Trends by Race/Ethnicity, 2010



Source: HUD AFFH Mapping Tool; Adapted by Ascent, 2021.

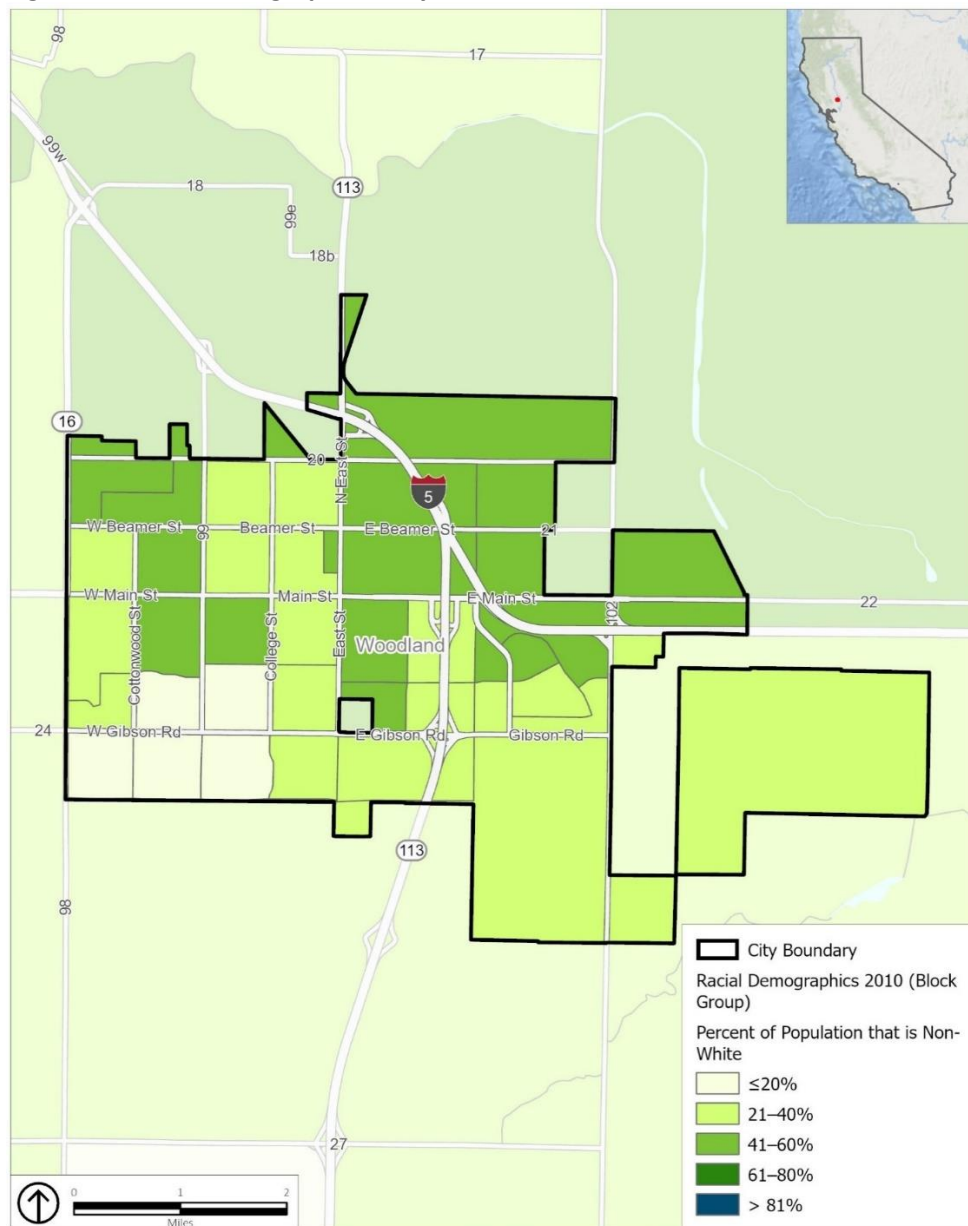
Figure 3: Racial Predominance, City of Woodland, 2010



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2010.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

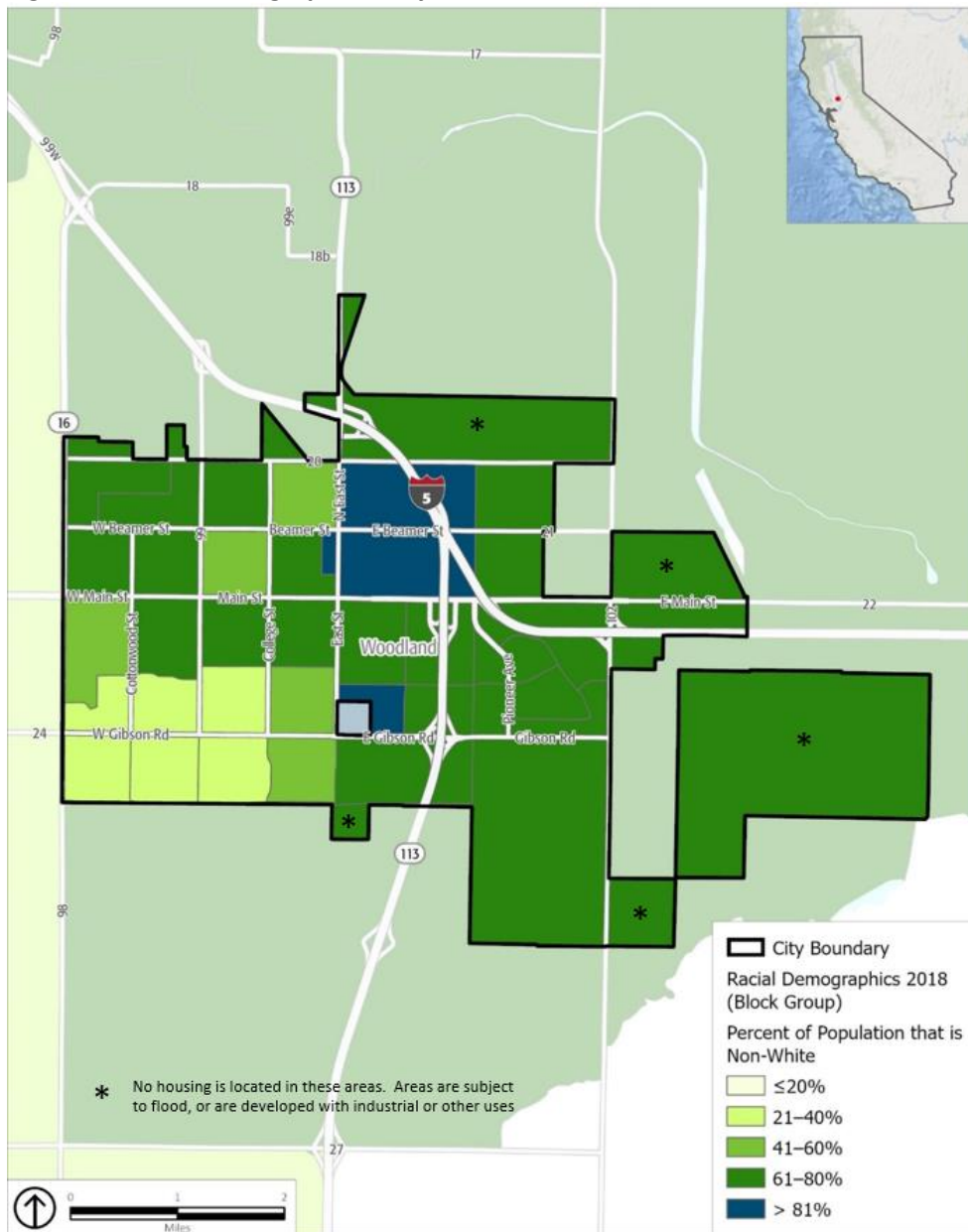
Figure 4: Racial Demographics, City of Woodland, 2010



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2010 ACS.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

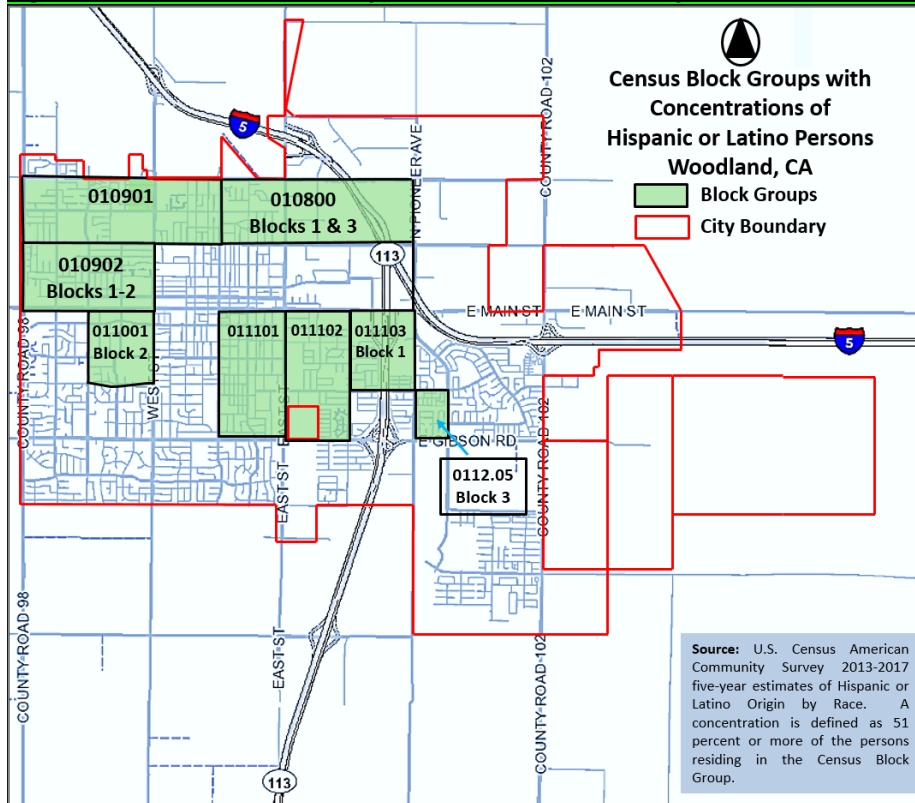
Figure 5: Racial Demographics, City of Woodland, 2018



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2018 ACS.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 6: Concentration of Hispanic or Latino Persons by Census Block Group.



Areas with a concentration of non-white residents coincide with neighborhoods having a high percentage of Hispanic or Latino residents. To some extent, Woodland's Asian American population may also influence the areas with a concentration of non-white residents. While only 8% of Woodland residents identify as Asian, there are two Census block groups with an Asian American population exceeding 20%: Block Group 2, Census Tract 111.02 at 21.2% and Block Group 3, Census Tract 112.06 at 23.1% (2013-2017 American Community Survey five-year estimates). The first block group is bordered by East Main Street, East Street, Gibson Road, and Matmor Road and this second one is located in the southeastern section of the City within the Spring Lake Specific Plan, a new growth area.

Table B-2 in the Housing Needs Analysis illustrates Woodland and Yolo County Age, Sex, Race, and Ethnicity based on the SACOG 2019 Data package. Areas with Latino/Hispanic concentrations (defined as 51% or more of the persons residing in the Census Block Group) are shown in Figure 6.

Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group.

It is important to note that the DI provided by the U.S. Department of Housing and Urban Development (HUD) uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

Most of the Sacramento region has a low to moderate index rating. **In Woodland, the low dissimilarity index rating for all people of color indicates that most communities of color are dispersed evenly in neighborhoods throughout the city relative to their proportion in the city.** The City received an index rating of 21.58 in comparing all people of color with the base non-Hispanic White population, indicating that roughly 22 percent of the minority population would need to move across neighborhoods to be distributed in the same way as the non-Hispanic white population in the city. **At most, 39 percent of Asian residents in Woodland would need to move across neighborhoods to be evenly distributed in comparison to non-Hispanic White residents** (see Table F-1).

Table F-1: Dissimilarity Index, 2013

Jurisdiction	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

Source: Root Policy Research, 2020. <https://www.shra.org/wp-content/uploads/2019/09/Sacramento-Valley-AI-DRAFT.pdf>

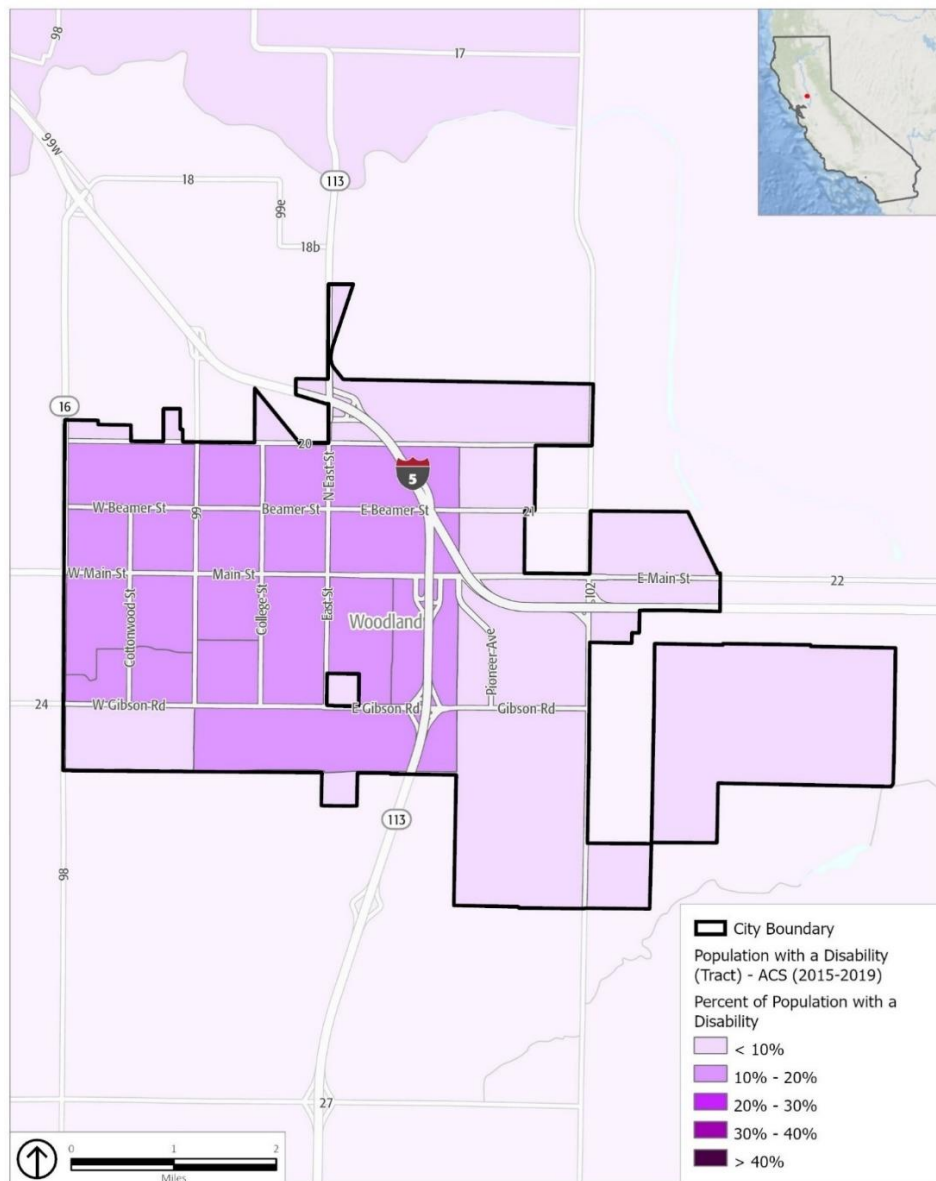
Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. In Woodland, 6,727 residents had a disability in 2019. This group equates to 11.5 percent of the total non-institutionalized population, which is slightly higher in proportion to Yolo County (9.6 percent) and California (10.6 percent).

Figure 7 shows the population of persons with a disability by census tract in the city using ACS data from 2015-2019. The data reveals that residents with disabilities are evenly distributed throughout the city, however there are some areas with lower concentrations of residents with a disability, including the southwestern corner of the city and the area east of Bourn Drive. At a regional level, **Woodland is similar to the rest of the region in that all census tracts have less than 20 percent of their population living with a disability.**

The following assisted housing projects specifically serve persons with disabilities: Summertree Apartments (555 Community Lane) (69 senior citizen units and 23 family units for persons with physical disabilities) and Summer Housing Inc. Project (undisclosed location) (3 units or beds for adults with brain trauma). However, the first floor units of the newer affordable housing rental project often can be modified to accommodate tenants with physical disabilities and/or these projects already contain accessible units. The Woodland Zoning Code includes a Reasonable Accommodation Ordinance. To ensure the existing procedures are not overly cumbersome, the City proposes program C.11 to evaluate the ordinance. With the update to the Comprehensive Zoning Code the city will ensure that the Reasonable Accommodation Ordinance is consistent with current state requirements.

Figure 7: Population with a Disability by Census Tract, Woodland (2015-2019)



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Familial Status

The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Housing discrimination based on familial status can occur when a landlord, property manager, real estate agent, or property owner treats someone or a group of people differently because they have a family with children under 18 years of age. This assessment examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in Woodland. Figure 8 displays the percent of children in married couple households in the city while Figure 9 shows the distribution of children in female-headed households with no spouse present.

Married Couple Families

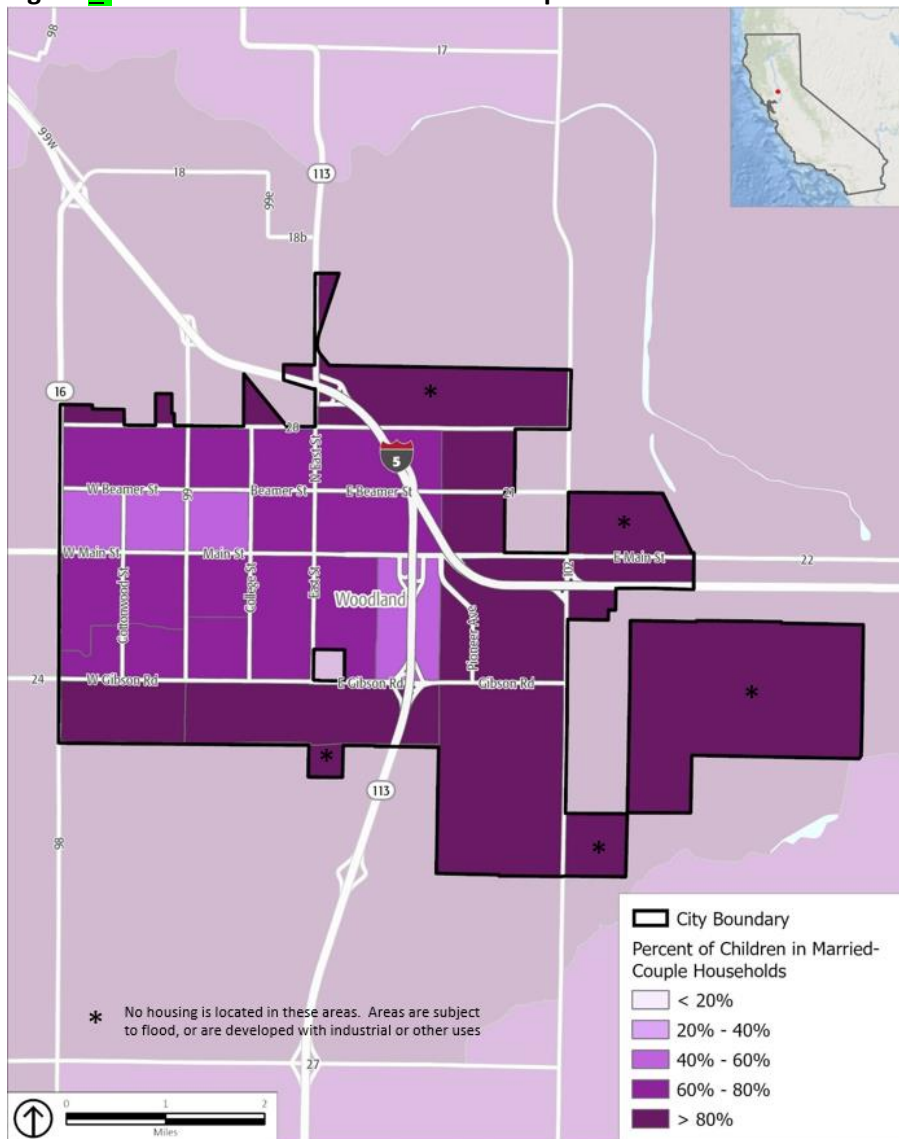
Compared to the broader region, Woodland is a family-oriented community. In 2019, about 55 percent of all households in Woodland were married-couple families, which is higher than the corresponding 48 percent of households in Yolo County. Of the approximately 20,500 households in the city, 25 percent are married-couple households with children under 18 years of age, which is slightly higher than the corresponding countywide proportion of 23.7 percent.

Figure 8 shows the percent of children in married-couple households in the city. Census tracts along Main Street generally have lower percentages (40-60 percent and 60-80 percent) of children in married-couple households than census tracts south of Gibson Rd and east of Bourn Drive where over 80 percent of children are in married-couple households. **On average, 71 percent of children live in a household with a married couple in Woodland, which is higher than that of the region (40-60 percent).** However, within the city, there is a slight disparity with the lowest area having 57 percent of children living in a household with a married couple, and the highest at 88 percent.

Female Headed Households, No Spouse Present

Additionally, Woodland had a similar proportion of female headed households with children and no spouse present (5.9 percent) than Yolo County (5.2 percent). Figure 9 shows the distribution of the percentage of children in female-headed households with no spouse present. The map indicates that less than 20 percent of children in most census tracts throughout the city live in single-female headed households. However, **there are a few census tracts along Main Street, and especially west of East Street, that have between 20-40 percent of children in single-female headed households.**

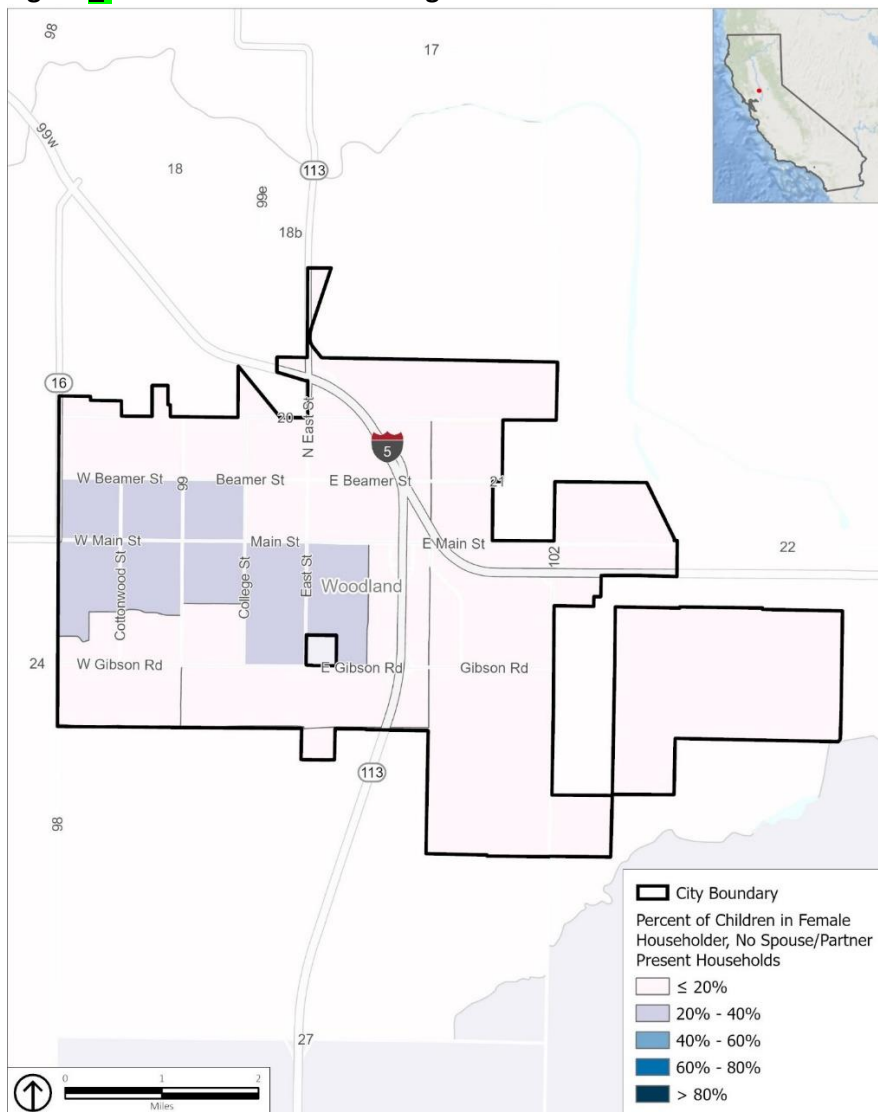
Figure 8: Percent of Children in Married-Couple Households



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 9: Percent of Children in Single-Female Headed Households



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Income

According to the 2015-2019 ACS, Woodland had a similar median household income (\$69,612) to Yolo County (\$70,228). Figure 10 shows the geographic distribution of households by median household income by block groups in Woodland. As displayed in the map, **the majority of block groups in the city have an income less than the 2020 State Median Income (\$87,100). Households with the highest incomes (greater than \$100,000) mostly live in the southern part of the city along Gibson Road while households with lower incomes (less than \$60,000) are generally along Main Street.**

Figure 11 further displays this income information by showing the percentage of low to moderate income households by block groups. As displayed in the map, block groups located in the central and northern parts of the city have a majority of their population living in low and moderate-income households. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the southern parts of the city along Gibson Road.

Similarly, the area east of East Street and south of Main Street has the highest percentage of the population below the poverty level in the city (see Figure 12). As of 2019, this area had a poverty rate of 22.3 percent. Moreover, the second highest area of concentrated poverty in Woodland is the area directly west of the above area, between Main Street and Gibson Street, which had a poverty rate of 19.6 percent in 2019. In 2014, the ACS reported that this area had a poverty rate of 16.7 percent, which represents a 2.9 percent increase in this area's poverty rate. The rate of poverty outside of these central areas is lower than that of much of the region, with the City of Davis having a much more prominent pattern of income segregation and higher overall poverty rate.

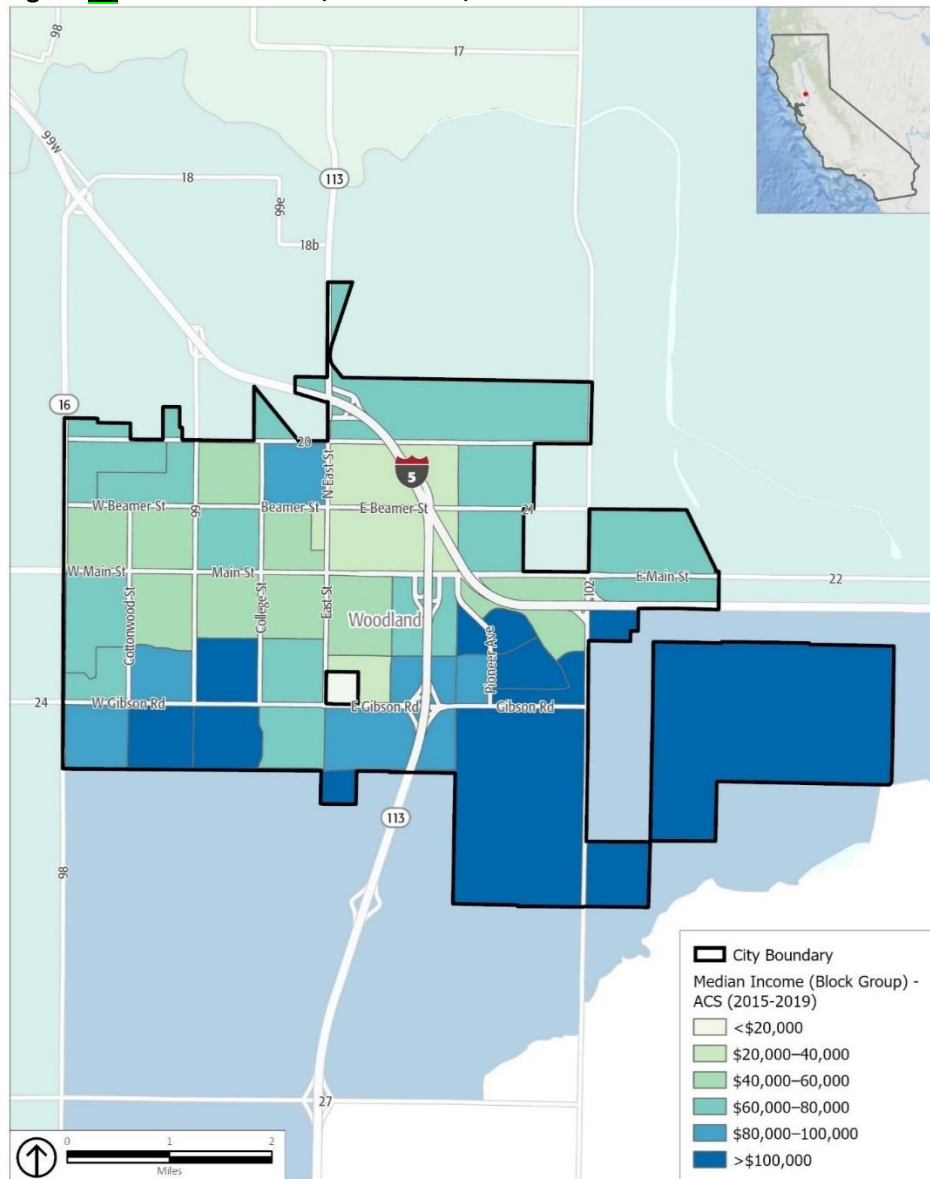
Table F-2: Poverty by Race and Ethnicity, City of Woodland, 2014-2019

	Below Poverty Line			Total Population	
	Number	Poverty Rate	Share of Total Population in Poverty	Number	Percent
WHITE (NON-HISPANIC)	1,837	8.0%	28.0%	22,924	39.3%
BLACK	306	31.4%	4.7%	973	1.7%
ASIAN	767	16.5%	11.7%	4,655	8.0%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	42	33.3%	0.6%	126	0.2%
AMERICAN INDIAN AND ALASKAN NATIVE	98	13.7%	1.5%	714	1.2%
SOME OTHER RACE	867	15.8%	13.2%	5,483	9.4%
TWO OR MORE RACES	255	10.4%	3.9%	2,448	4.2%
HISPANIC OR LATINO	2,385	11.1%	36.4%	21,023	36.0%
TOTAL	6,557	11.2%	100.0%	58,346	100.0%

Source: U.S. Census, 2014-2019 ACS 5 Year Estimates, Table S1701

Table B-2 in Appendix B shows the population of Hispanic or Latinos of any race, while Table 2 above, helps to identify if racial or ethnic groups are disproportionately affected by poverty, by showing the share of population for each group (both in poverty and in the total population). To get this information the City used Census Table S1701 (2019 5-year estimates), which has different total population numbers than the data source for Table B-2. To avoid double-counting some residents/to make sure that the percentages add up to 100%, the "Hispanic Or Latino" row was calculated by taking the "White alone" row and subtracting the "White alone, not Hispanic or Latino" row from Table S1701. The numbers total population values between the two tables differ because of the different sources used.

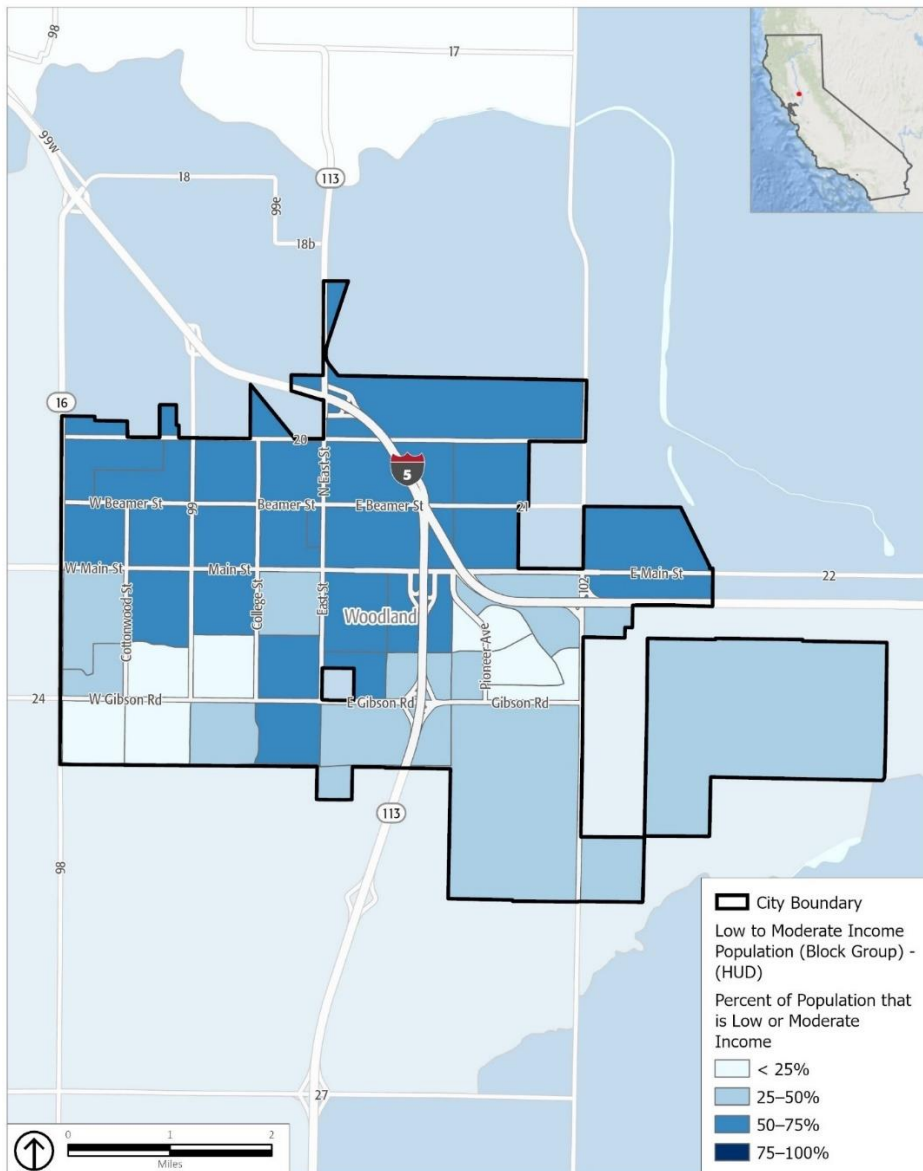
Figure 10: Median Income, Woodland, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

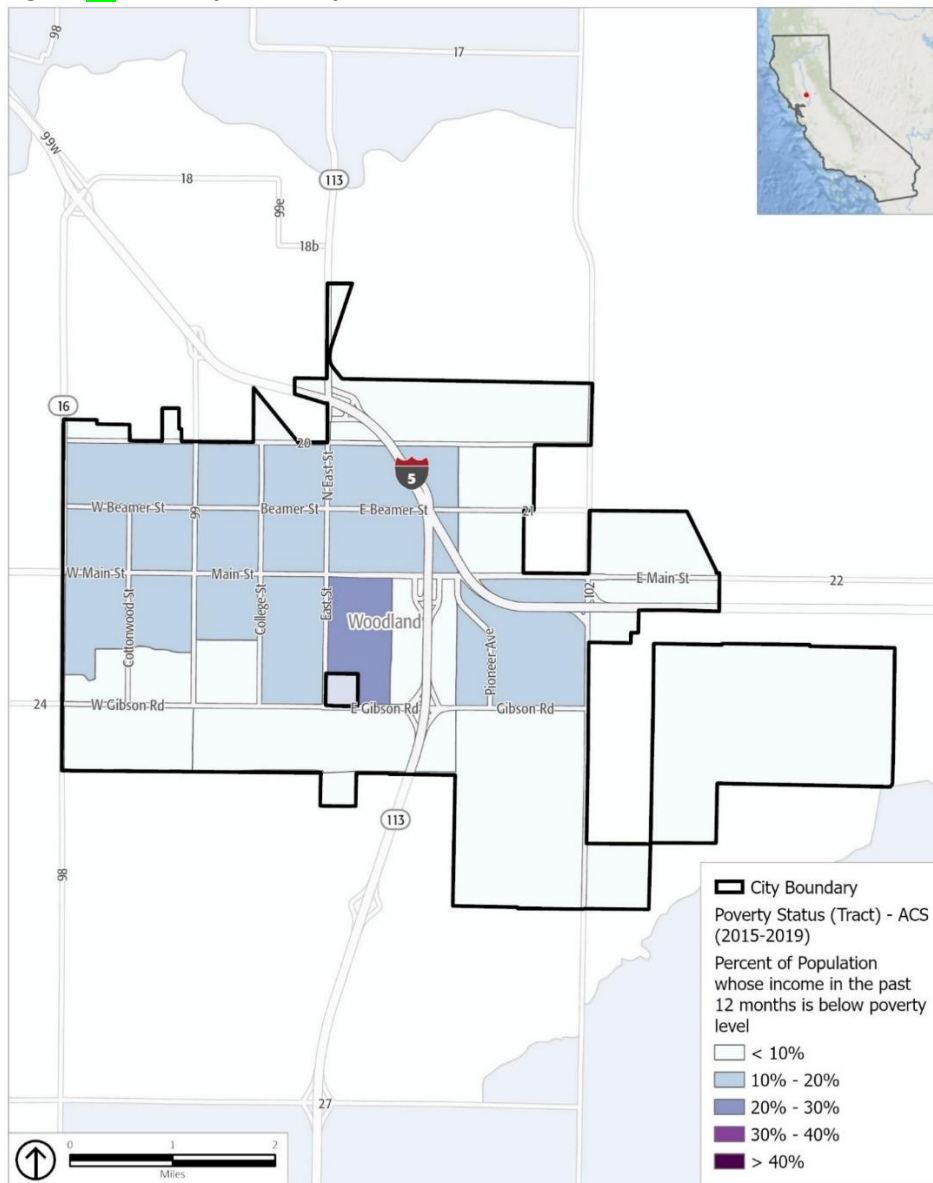
Figure 11: Low to Moderate Income Populations, Woodland



Source: HCD AFFH Data Resources and Mapping Tool, HUD, U.S. Census 2011-2015 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 12: Poverty Status by Census Tract, Woodland, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. **While there are no R/ECAPs in the City of Woodland, there are concentrated areas of poverty that correspond within areas of high diversity and there are R/ECAPs located near Woodland in the Cities of Davis and Sacramento (see Figure 13).**

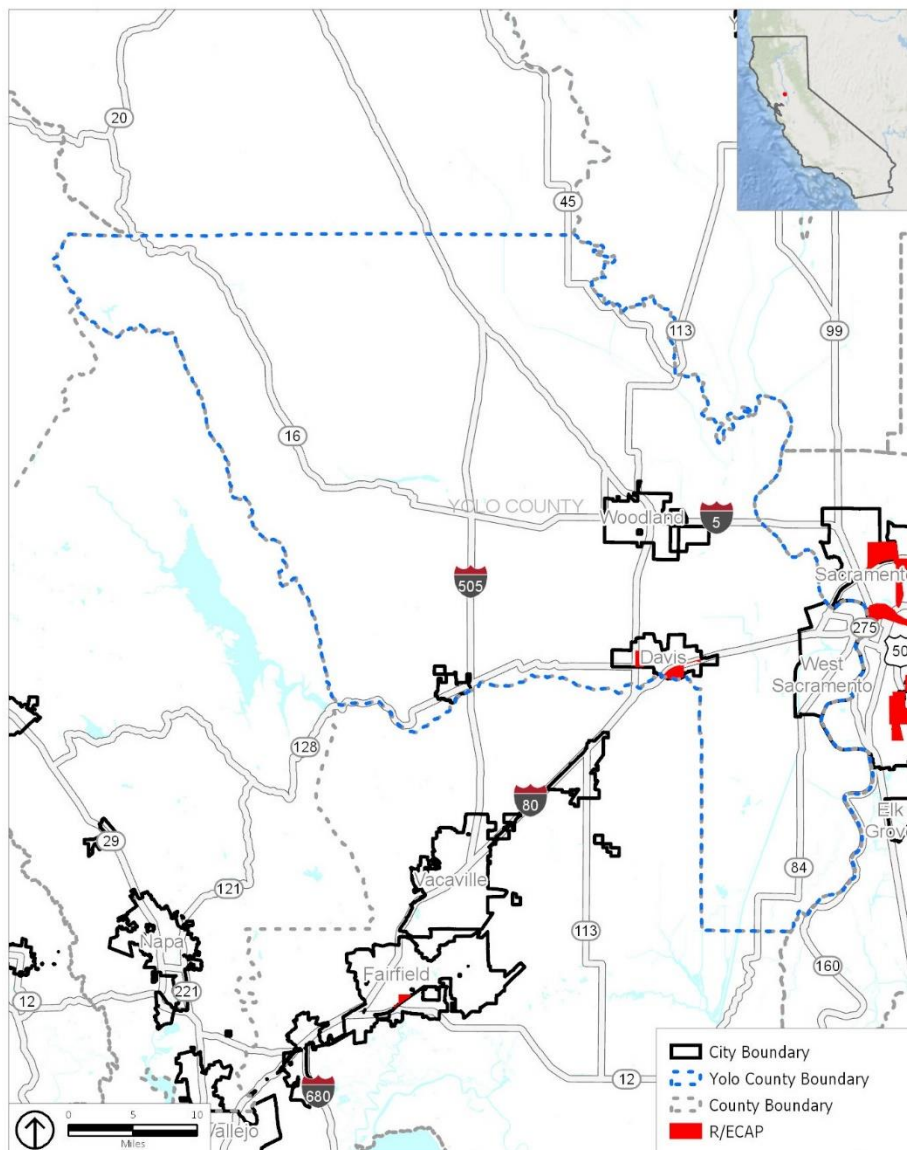
Race and ethnicity are critical factors in understanding patterns of segregation and integration by income. Although the citywide poverty rate was 11.2 percent in 2019, not all racial and ethnic groups in Woodland had the same likelihood of experiencing poverty. As shown in Table F 2, residents who identified as non-Hispanic White were much less likely to experience poverty. In contrast, residents who identified as Black, Native Hawaiian and other Pacific Islander, Asian, or some other race were disproportionately represented in the share of the total population in poverty in comparison to their actual proportion of the city's population.

According to Table B-2, 48.6% of the City's population is Hispanic, 39.2% White, 8% Asian, 1.5% Black 0.3% American Indian/Alaskan Native, and 0.2% Native Hawaiian/Other Pacific Islander. Table F-2 provides a listing of number of individuals below the poverty line by Race and Ethnicity. According to Table F-2, 11.1% of Hispanic or Latino individuals, 31.4% Black individuals, 33.3% of Native Hawaiian and other Pacific Islanders, 16.5% Asian individuals and 8% of white individuals are below the poverty line.

For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups: Block Groups 1 and 3, Census Tract 108; Block Group 1, Census Tract 109.01; Block Groups 2 and 3, Census Tract 109.01; Block Groups 1 and 2, Census Tract 109.02; Block Group 2, Census Tract 110.01; Block Group 1, Census Tract 111.01; Block Group 2, Census Tract 111.01; Block Groups 1 and 2, Census Tract 111.02; Block Group 1, Census Tract 111.03; and Block Group 3, Census Tract 112.05. While a number of these areas are also low-moderate income Census block groups, none of these areas approach poverty levels of 40% or more.

Woodland's overall poverty level is 11.2% and Yolo County's is 16.9% (U.S. Census, July 2019 estimates).

Figure 13: Racially/Ethnically Concentrated Areas of Poverty, Sacramento Region



Source: HCD AFFH Data Resources and Mapping Tool; HUD AFFH Tool 2013.

Racially/Ethnically Concentrated Areas of Affluence

Although HUD and HCD have not established standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing the City of Woodland to the surrounding Sacramento region, **Woodland has a lower presence of higher income levels and higher diversity than other incorporated cities**. However, the city's southwest corner has two census block groups along West Gibson Road and West Street that fit the criteria for a local RCAA. As was discussed previously, these block groups are between 70 and 75 percent non-Hispanic White (see Figure 5), and the median household income is between \$80,000 and \$115,000 (see Figure 10).

Access to Opportunity

Across the nation, affordable housing has been disproportionately developed in communities of color with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed “opportunity indices” to assess and measure geographic access to opportunities. Access to opportunity is measured by access to positive economic, educational, and health outcomes. For this assessment, the opportunity indices prepared by HUD, HCD, and TCAC are used to analyze access to opportunity in Woodland.

Analysis of Impediments Findings

The information in this section is from the Analysis of Impediments to Fair Housing Choice (AI) report, prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The AI assessed fair housing in cities and unincorporated jurisdictions of Placer, Sacramento, and Yolo counties. The AI examined the HUD opportunity indicators, local and regional needs assessment, and findings from community engagement surveys and reports. The study thoroughly examined many opportunity factors and evaluated access based on intersecting factors such as race and ethnicity, tenure (e.g. renter or homeowner), income, disability, and other factors.

The primary findings pertinent to Woodland indicate that the city is an area of low/moderate opportunity. Compared to the region, residents have similar access to economically strong neighborhoods, major employment centers, and labor market engagement, but they have less access to high quality schools.

HUD’s low poverty index measures neighborhood exposure to poverty with higher scores indicating less exposure to poverty and greater access to economically strong neighborhoods. Woodland earned moderate scores for access to economically strong neighborhoods with an average score of 52, which is higher than the regional average of 48. Moreover, there is only a nine-point gap in economic access by race or ethnicity among Woodland residents (between 47 and 56 depending on the race/ethnic group) in comparison to the 20-point gap in economic access among all residents of the region (between 39 and 59 depending on the race/ethnic group). <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-poverty-index/about>

HUD’s school proficiency index measures access to proficient schools on a scale of 0 to 100 with higher scores indicating greater likelihood of access to elementary schools with high levels of academic proficiency within 1.5 miles. Woodland earned a lower average score of 35 in comparison to the regional average score of 44. Therefore, **Woodland residents have less likelihood of access to academically proficient schools.** However, there is only a nine-point gap in education access by race or ethnicity among Woodland residents (between 32 and 41 depending on the race/ethnic group) in comparison to the 17-point gap in education access among all residents of the region (between 36 and 53 depending on the race/ethnic group). <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::school-proficiency-index/about>.

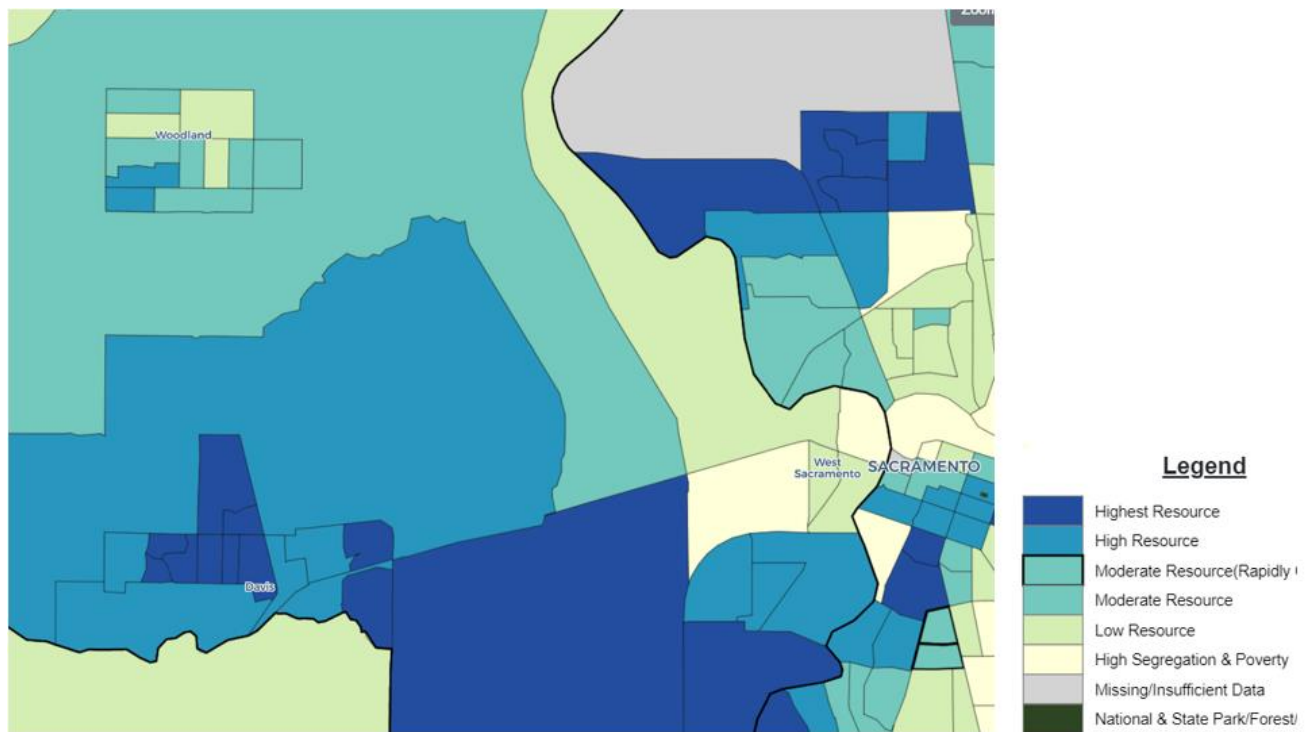
Additionally, **residents of Woodland report higher than average healthy neighborhood indicators.** Healthy neighborhood indicators comprise several factors, which include the relative quality of parks and recreation facilities among neighborhoods, convenient access to grocery stores and health care facilities, a supportive network of friends or family, neighborhood housing condition, crime, and the quality of public infrastructure.

HCD/TCAC Opportunity Areas

HCD and TCAC prepared opportunity maps to determine areas with the highest and lowest resources. The maps display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health (highest resource) along with lower resource areas that have fewer of these opportunities. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

As shown in Figures **14 & 15**, a small portion of Woodland is categorized as a high resource area, which includes two census tracts in the southwest section of the city, bounded by Pendegast Street and Southwood Drive to the north, and College Street and West Street to the east. High resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. **In comparison to other incorporated cities in the Sacramento region, Woodland has fewer high resources areas. Woodland does not have areas identified as Highest Resource, but Woodland also does not have areas of High Segregation and Poverty.**

Figure 14 TCAC Opportunity Map Resource Areas for Region (Yolo County, Woodland, Davis, West Sacramento (portions)).



2021 HCD TCAC/HCD Opportunity map

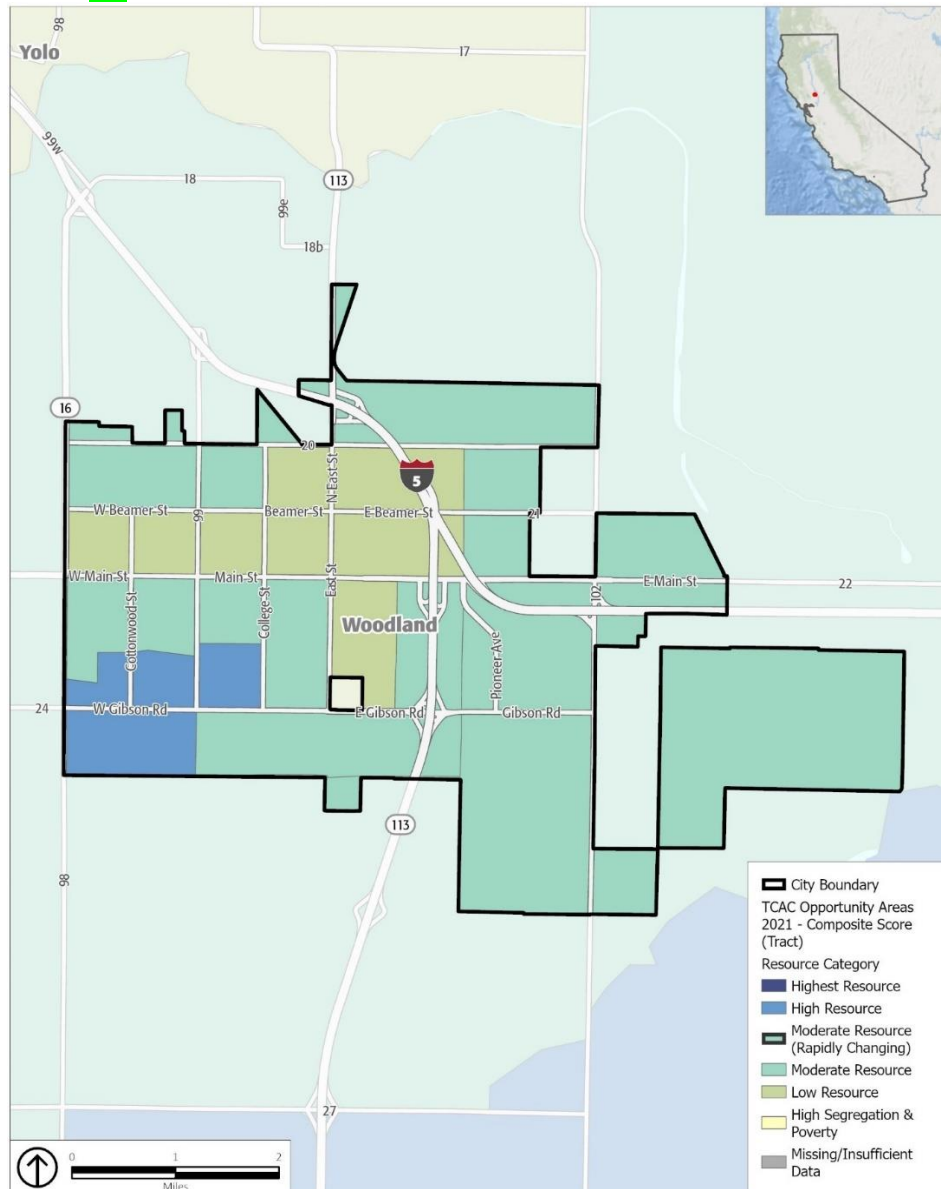
A larger portion of the city is categorized as moderate resource, including nearly all areas south of Main Street, and one census tract in the northwest corner of the city. These areas have access to many of the same resources as the high resource areas but may have longer commutes to places of employment, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

A portion of the city is considered low resource, including areas immediately north of Main Street and the area bounded by Main Street, East Street, Gibson Road, and Matmor Road. TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in addition to other economic, environmental, and educational indicators. The designation of low resource areas in the city is likely a result of weak educational opportunities and economic indicators throughout most of Woodland, meaning there is a need for the City to prioritize its resources towards improving opportunities for current and future residents in these areas.

The area to the Southwest identified as High Resource is primarily built out with lower density single family homes. There are four school sites in the area or directly adjacent. (Whitehead Elementary, Zamora Elementary, Lee Middle School and Douglas Middle School). There are approximately three neighborhood parks in the identified area. Whereas the area north of Main Street between CR 98 and East Street contain three elementary schools, Woodland High School, and a Special Education School. There are four neighborhood parks and three specific recreational facilities. The area northeast of Main Street and East Street has limited facilities as it has developed with some mixed uses, limited homes, and largely industrial uses. The Yolo County Housing Authority has a lower density housing

development north of Lemen Avenue, and east of East Street with two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units).

Figure 15: TCAC Opportunity Areas - Composite



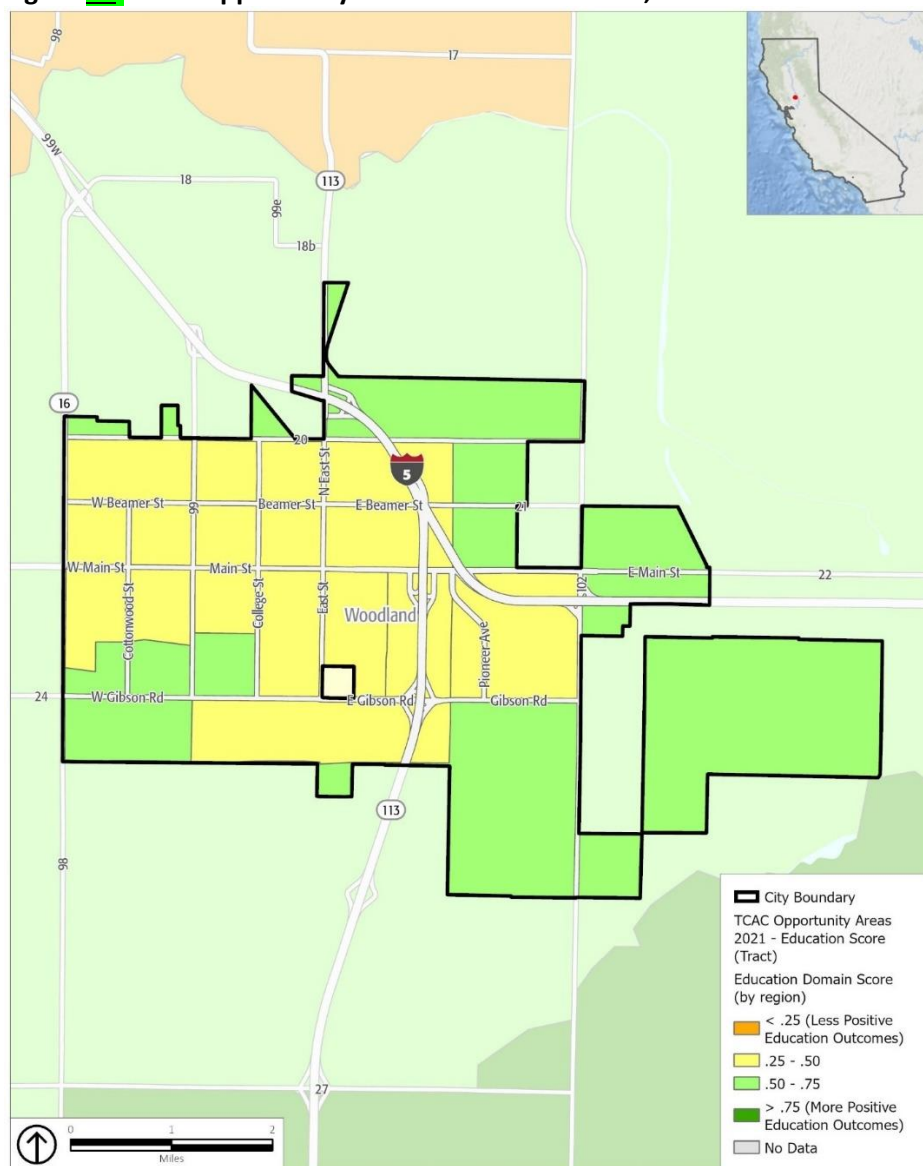
Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Educational Opportunity

TCAC and HCD measured educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. Most of Woodland has low education scores. Figure 16 shows that two census tracts in the southwestern corner of the city have an education score above 0.5, which are also the only areas classified as high resource. Additionally, the Spring Lake neighborhood has an education score above 0.5, however Spring Lake's census tract also includes areas in unincorporated Yolo County. The rest of the city has a low education score (0.25-0.50), which means that children receive a less positive educational outcome. These areas with lower education scores also correlate with the areas that have higher poverty levels (see Figure 12). This finding indicates that access to proficient school opportunities throughout Woodland is not readily available throughout the city, especially for those areas with concentrated poverty. In comparison to other incorporated cities in the Sacramento region, **Woodland generally has higher education scores than Sacramento and West Sacramento, but lower education scores than Davis.**

Figure 16: TCAC Opportunity Areas - Education Score, Tract



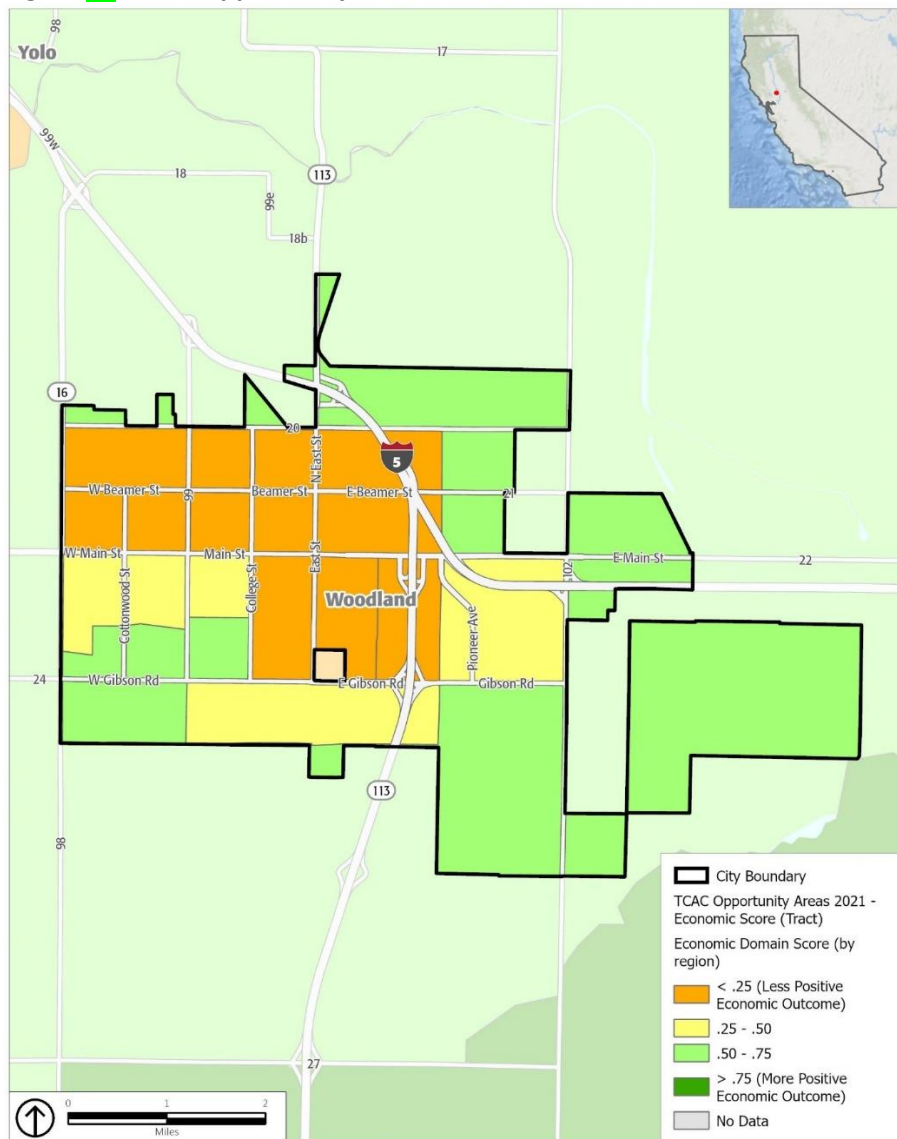
Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Economic Opportunity

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. In the context of economic opportunity, Woodland has mixed outcomes. The central and northwest neighborhoods of Woodland have economic opportunity scores of less than 0.25, which are areas with less positive economic outcomes. **Figure 17 shows that the areas with the least positive economic outcomes are mainly along Main Street and East Street. These areas also have the highest percentage of low and moderate-income households (see Figure 12), and the highest percentage of the population below the poverty level in the city (see Figure 13).** The rest of the city has a moderate economic score (0.25-0.5 or 0.5-0.75), indicating that there are more positive economic outcomes than the central and northwest parts of the city. This data suggests that areas in Woodland with concentrated poverty will continue to have difficulties obtaining positive economic outcomes. **In comparison to other nearby incorporated cities, Woodland's economic opportunity scores are similar to the scores of other incorporated cities in the Sacramento region.**

Figure 17: TCAC Opportunity Areas - Economic Score, Tract



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Transportation Opportunity

Access to Transportation and the Low Transportation Cost Index

HUD has developed the Low Transportation Cost Index, which estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an area's index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

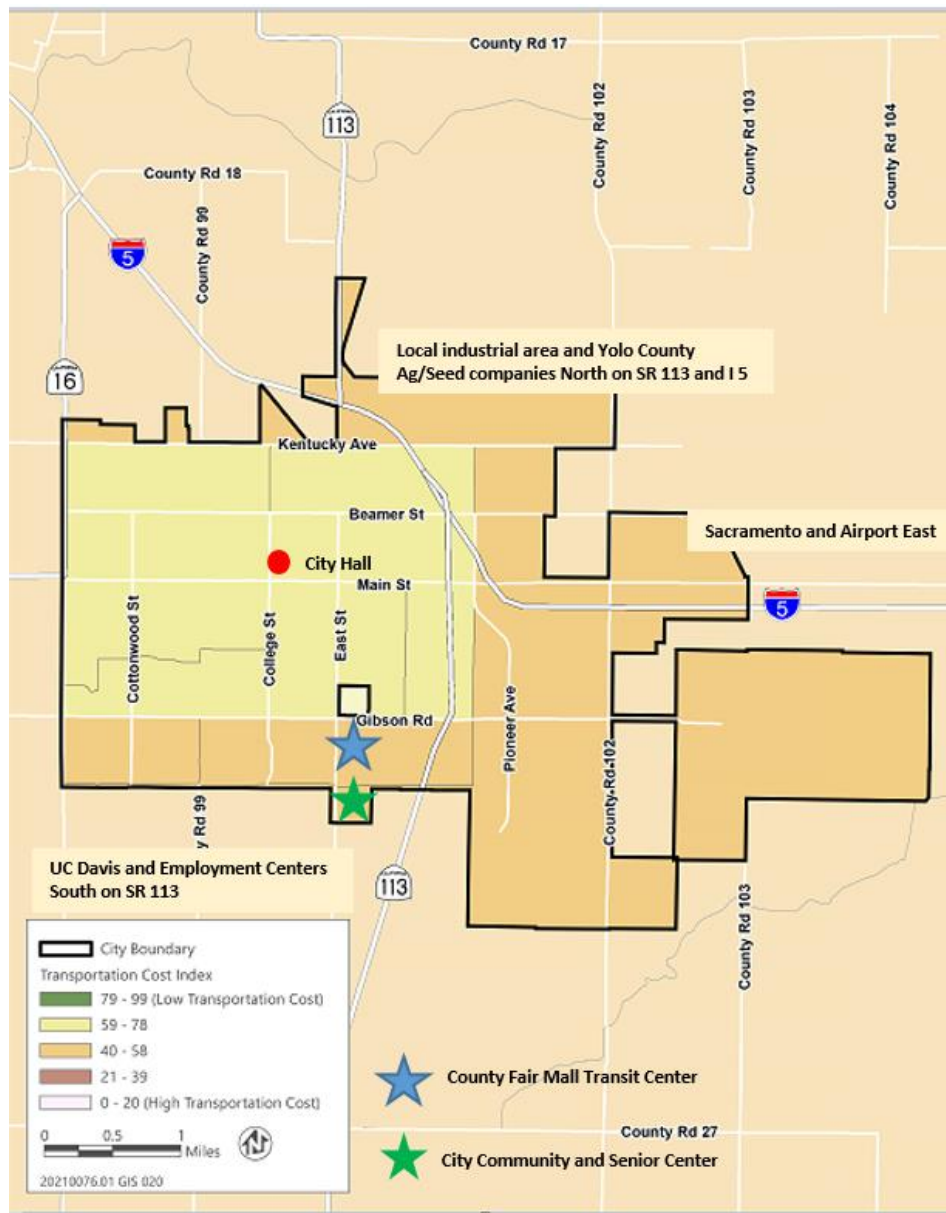
Woodland has an average score of 62, meaning it has lower transportation costs than 62 percent of the nation. In comparison, costs are either the same or slightly higher in Woodland than transportation costs statewide and countywide. Yolo County has a score of 62 and the State has an average score of 66. As shown in Figure 18, the central area of the city, west of Highway 99, has the highest index score (59-78), indicating greater access and lower transportation costs than the

rest of the city. This may be due to the extensive bus service available, grid street patterns and bike and walkability. These areas are also close to shopping and services. In contrast, the area east of CR 102 and the southwestern portions of the city have lower index scores (40-58), indicating higher transportation costs. The area to the southwest is mostly residential with fewer retail and service available. Areas northeast within the city are primarily industrial with no residential. To the east of CR 102 these areas are undeveloped and vacant and part of larger rural census tracts, which negatively impacts their score due to larger distances to services and employment centers. As a note, the area between Pioneer and CR 102 south of Main Street has developed in the last 15 to 10 years with two large specific plan areas. South of Gibson the area is still developing and there are limited retail and services offered.

It is noted that in comparison to the TCAC Resource Map (Figure 15), that generally the low resource areas also have lower transportation cost index.

Woodland is a medium sized city in a largely agricultural region with adjacent nodes and employment centers including Sacramento to the east, Davis and UC Davis to the South, Yolo County and the Bay area to the west, including Cache Creek Casino, and nearby rural communities and Yolo County to the North. Transit options are provided by the Yolo County Transit District (YCTD), YoloBus, private vehicles, biking, and walking. The City's primary transportation hub is located south of Gibson Road on East Street at the south end of the County Fair Mall and just north of the City's Community and Senior Center. The Center includes indoor class and activity space as well as large outdoor recreation facilities that are a regional draw. A potential new or additional transit center is being considered north of Main Street and East of East Street.

Figure 18: HUD Low Transportation Cost Index, City of Woodland



Yolo County Transportation District

The Yolo County Transportation District (YCTD) administers YOLOBUS, which operates local and intercity bus service 365 days a year in Yolo County and neighboring areas. YOLOBUS serves Davis, West Sacramento, Winters, Woodland, downtown Sacramento, Sacramento International Airport, Cache Creek Casino Resort, Esparto, Madison, Dunnigan and Knights Landing. YCTD is a special district funded by the cities of Davis, Woodland, West Sacramento, Winters, and Yolo County. YOLOBUS oversees the operation of local and intercity transportation services, as well as local ADA services in Woodland and West Sacramento, inter-city ADA paratransit services and rural ADA route deviation services.

As an added convenience for riders, YoloBus makes connections with other local public transportation systems. With connections to Unitrans and Fairfield-Suisun Transit in Davis, and Regional Transit and Light Rail in Sacramento, the service offers a wide range of options.

The clean air transportation provides a safe, economical, and environmentally friendly alternative to conventional transportation. YoloBus now operates 48 CNG (compressed natural gas) buses. A CNG bus is one of the lowest emission buses available in the industry. Routes include:

Regular Bus Service:

- **Route 35 Southport Local:** Route 35 provides hourly service, seven days a week, between West Sacramento Transit Center to southern portions of West Sacramento. Popular destinations include Southport Town Center and River City High School (Recreation Center)
- **Route 41 West Sacramento Local:** Route 41 provides hourly service on weekdays between West Sacramento Transit Center to a loop in northern portions of West Sacramento and provides service to downtown Sacramento.
- **Route 138 UC Davis/ Med Center**
- **Route 210 West Woodland Local:** Route 210 provides hourly service, M-F, via a counter clockwise loop in the west portions of Woodland.
- **Route 211 West Woodland Local:** Route 211 provides hourly service, seven days a week, via a clockwise loop in the west portions of Woodland.
- **Route 212 East Woodland Local:** Route 212 provides hourly service, seven days a week, via a counter-clockwise loop in the east portions of Woodland.
- **Route 215 Cache Creek Casino/Woodland:** Route 215 provides service between Woodland and Cache Creek Casino Resort. Everyday there are six round trips in the morning, six round trips in the afternoon, five roundtrips at night. Service is also provided to the towns of Madison, Esparto, and Capay.
- **Route 216 Knights Landing / Woodland:** Route 216 provides service between Knights Landing and Woodland. M, W, and F there is one round trip in the morning and one round trip in the evening.
- **Route 217 Dunnigan/ Yolo/ Woodland:** Route 217 provides service between Dunnigan, Zamora, Yolo, and Woodland. Tu and Th there is one round trip in the morning and one round trip in the evening.
- **Route 220 Davis/ Winters/Vacaville:** Route 220 provides one morning, one mid-day, and one afternoon round trips, M-S.
- **Route 240 West Sacramento/ Sacramento Shuttle:** Route 240 provides hourly service, seven days a week, between downtown Sacramento and Reed Ave/I-80 area via the West Sacramento Transit Center.
- **Route 42 A Intercity Loop Clockwise (Airport Service) and Route 42B Intercity Loop Counter-Clockwise (Airport Service):** Route 42A and 42B both provide hourly service, seven days a week. Popular destinations and major transfer points include: Woodland County Fair Mall Transit Center, UC Davis Memorial Union Terminal (Connections with Unitrans and Solano), West Sacramento Transit Center, and Downtown Sacramento (connections with Sacramento Regional Transit and other regional agencies).

Commute Bus Service:

- **Route 39 – Commute Bus/ Sacramento and Southport Commute:** Route 39 provides four morning and four afternoon trips, M-F.
- **Route 220C – Commute Bus/ Winters/Davis Commute:** Route 220C provides one morning and one afternoon trip, M-F.
- **Route 241 – Commute Bus/ West Sacramento/Sacramento Commute:** Route 241 provides two morning and two afternoon trips, M-F.

- **Route 242 – Commute Bus/ Woodland/Davis Commute:** Route 242 provides one morning and one afternoon trip, M-F.
- **Route 243 – Commute Bus/Woodland/ UC Davis Commute:** Route 243 provides one morning and one afternoon trip, M-F.

Express Bus Service:

- **Express Bus Service - Routes 43, 43R, 44, 45, 45X, and 46** provide express bus service to locations including UC Davis, Sacramento, Davis, one morning and one-afternoon trip, M-F.

Paratransit Service:

- **Yolobus Special offers Paratransit Service via reservation.**

ADA Service:

- **Yolobus Special offers ADA Service via reservation. Premium Service is available 8-5 on weekdays to all residents of Yolo County exclusively for trips to Sacramento medical facilities.**

Additionally, YCTD provides the opportunity for transit riders to provide input on their unmet transit needs by offering contact information and soliciting comments. All buses are lift-equipped and includes designated priority seating for persons with disabilities and seniors.

Community Care Car:

Community Care Car serves seniors within the Woodland city-limits to appointments, shopping, and leisure activities. Reservations are required.

Ride Share - Yolo Commute:

Yolo Commute is a service offered through SACOG, and is a non-profit organization that serves as a resource center for ridesharing information and programs. The Commuter club offers ride-matching to help find a carpool partner and will search for available vanpools.

Bike and Pedestrian Access

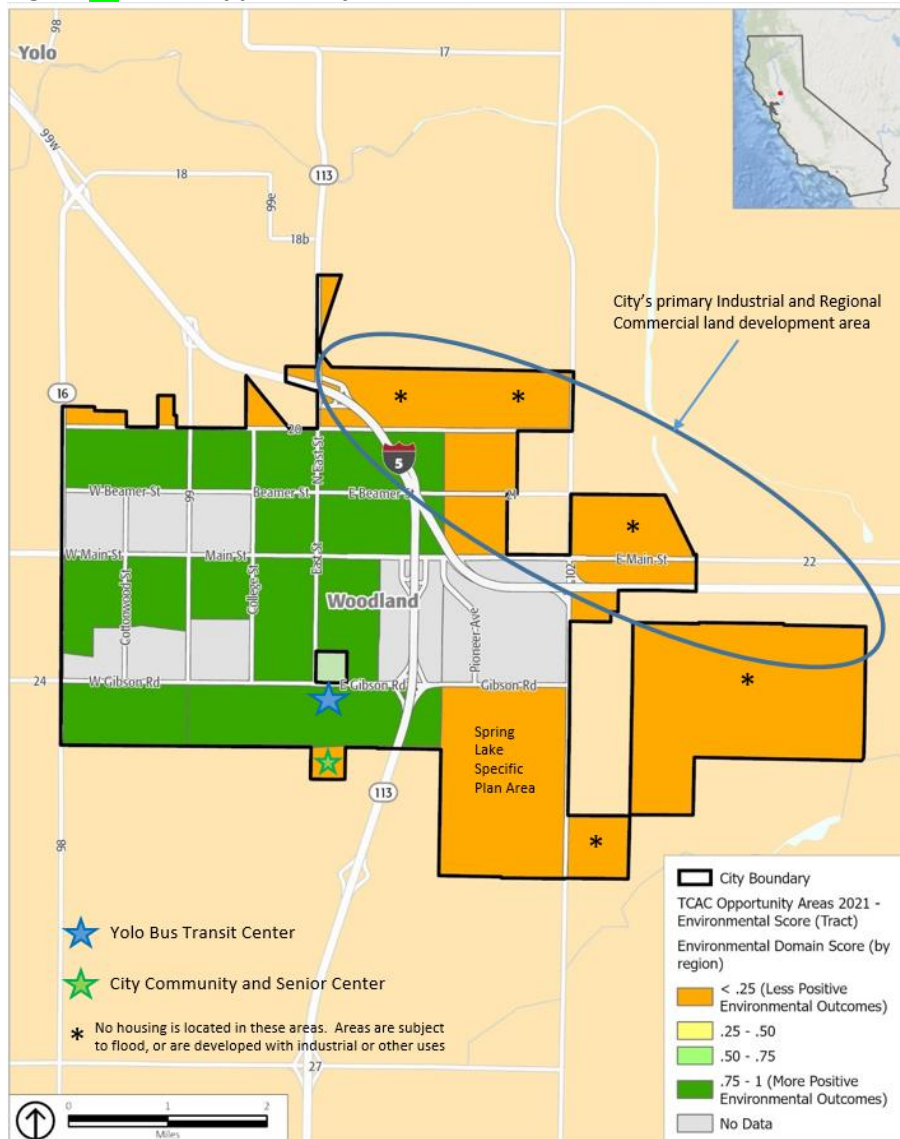
Woodland's average walk score is at 48. However, it varies widely by location. Scores are in the 80s and 90s between CR 98 and Matmor Road east and west and between W. Beamer and Cross. Areas along East Street also have higher scores due to available sidewalks and grid street patterns. These are locations that are identified as lower resource in the TCAC map (figure 15) Walkability scores are lower in the industrial areas where there are limited sidewalks. These same areas are shown as very bikeable with the industrial areas shown as somewhat bikeable and more car dependent. The General Plan policies promote bike and pedestrian access and the city continues to strive to upgrade existing roadways to complete streets through CIP projects and all new roadways are fully complete streets.

Environmental Opportunity

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California's Office of Environmental Health Hazard Assessment

CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 19, overall, Woodland has the highest environmental conditions. In fact, all census tracts that fall completely within the city's boundaries received an environmental opportunity score greater than 0.75, indicating the most positive environmental outcomes. Alternatively, the Spring Lake neighborhood has an environmental opportunity score of less than 0.25, indicating the least positive environmental outcomes. However, it is important to note that Spring Lake's census tract also includes areas in unincorporated Yolo County, which are primarily agricultural and have high exposure to pesticides. **In comparison to other nearby incorporated cities, Woodland generally has higher environmental scores than the rest of the Sacramento region. TCAC Maps generally show these areas as having environmental scores as noted on the map varying from 100 to 99.**

Figure 19: TCAC Opportunity Areas - Environmental Score, Tract



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Proximity to Jobs

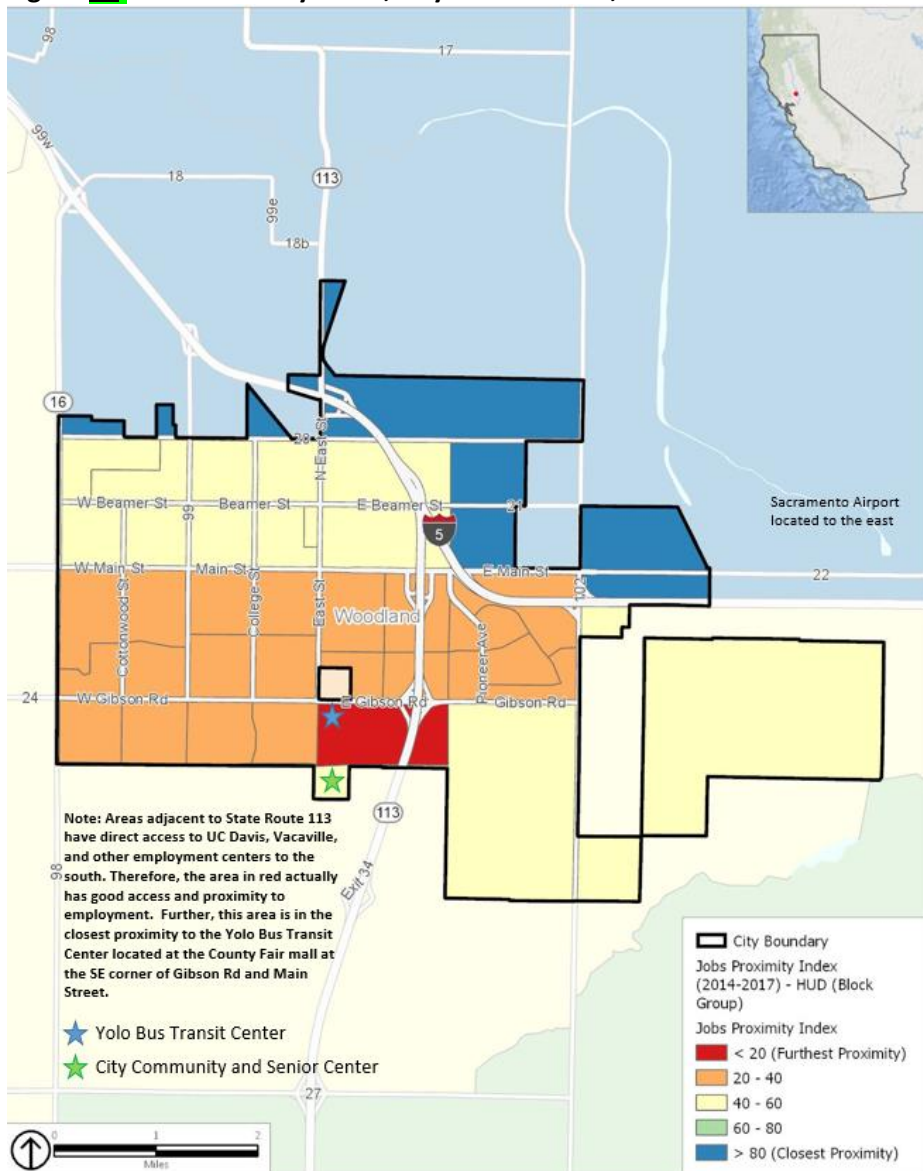
The 2014-2017 HUD job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA encompasses the cities of Woodland, Davis, Roseville, Sacramento, and Folsom. Accessibility to jobs is measured by distance “as the crow flies” to employment centers and does not integrate transportation and commuter data. Moreover, this index positively weighs larger employment centers as opposed to small, neighborhood commercial centers, and it inversely weighs the labor supply or competition in a location.

The southern portion of Woodland has the lowest jobs proximity index, with most of this area having a job index between 20 and 40, and one census tract south of Gibson Road and along Highway 113 having a jobs index less than 20, meaning that those residents have the furthest proximity to jobs (see Figure 20). However, it should be noted that this lowest-scoring census tract is home to the County Fair Fashion Mall. The northern portion of the city has a slightly higher jobs index (40-60). The distribution of higher jobs proximity index scores in the north area and lower jobs proximity index scores in the south area of the city primarily stems from their distance to the Sacramento International Airport. Although the airport is not located in Yolo County, it is a 15-minute drive from Woodland. The airport is a hub for thousands of jobs and it is located just across the county line, and therefore may skew the scores of the jobs proximity index.

What is not accurately reflected in this graphic, are the jobs available to residents to the interior of the City and locally available and to the west and south of the City of Woodland. The graphic focuses on a singular job area. Further, the area shown as furthest from jobs, is actually adjacent to the SR 113 which is a direct route to UC Davis and all of the job opportunities to the **south and west of Woodland including UC Davis, Davis. The Discussion provided in access to transportation opportunities (Figure 18) provides information regarding the extensive availability of transit opportunities available to all community members including those who are disabled. In addition, within the City of Woodland, most areas are conveniently accessed by both bike and pedestrian access opportunities.**

Overall, the graphic, which ties to the Sacramento Airport, shows most of Woodland falls within the 20-60 jobs index indicating a moderate commute to job opportunities. **In comparison to the region, utilizing the limited analysis, the City of Woodland has a similar jobs proximity index score to Davis, and lower scores than West Sacramento and the northern neighborhoods of Sacramento.**

Figure 20: Jobs Proximity Index, City of Woodland, 2014-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

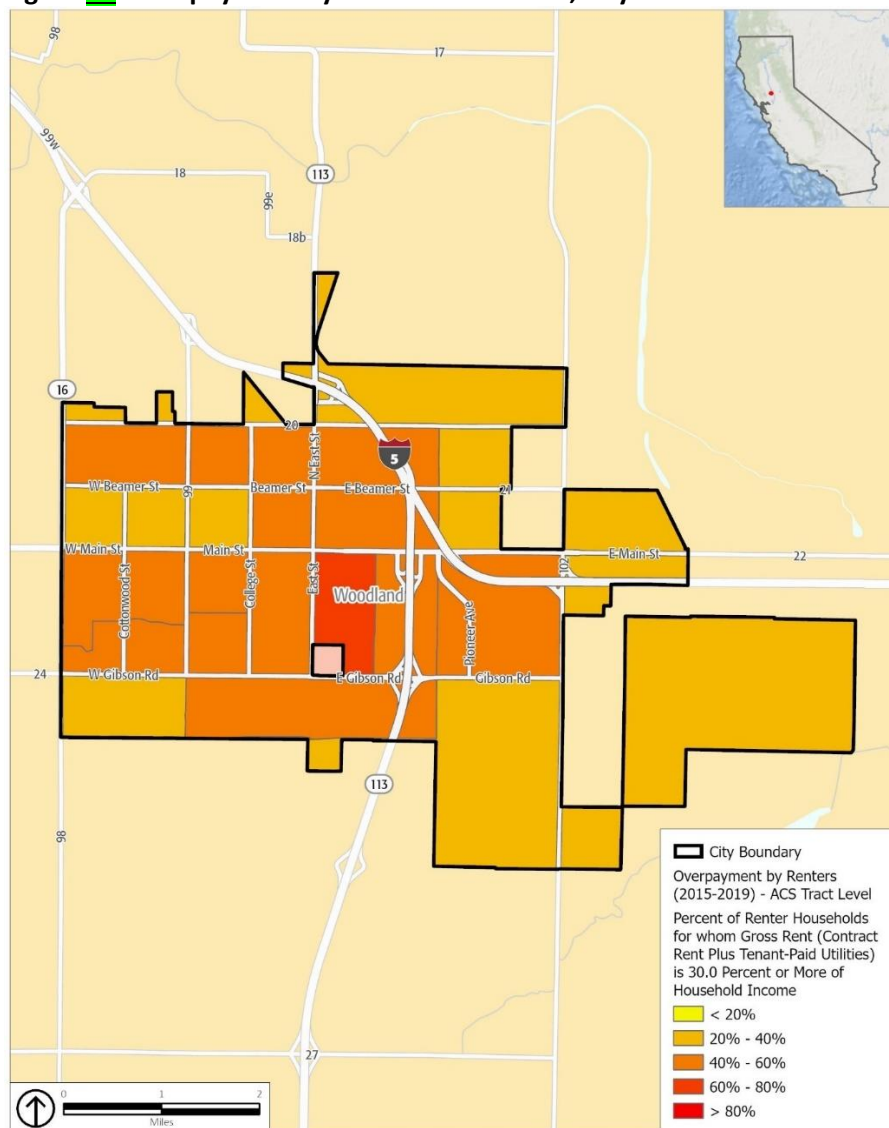
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Disproportionate Housing Needs

Cost Burden

Overpayment or “housing cost burden” is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. **Extreme cost burden is described as paying more than 50 percent of household income on housing costs.** **Section B.4.2 in Appendix B discusses overpayment, cost burden and extreme cost burden by income level and tenure.** Overpayment for renters is a chronic issue throughout the city and region. However, according to the ACS, overpayment among renters has decreased since 2014, mainly in neighborhoods with more resources, such as those in the southwest corner of the city around Gibson Road and Cottonwood Street. Renters who are overpaying for housing are more concentrated in the center of the city, with one census tract having 61 percent of renters overpaying for housing (Figure 21). Although overpayment among homeowners is less prominent, there are still about 34 percent of homeowners overpaying for housing in Woodland. Overpayment among homeowners is highest in the area immediately north of Main Street and west of College Street, with 58 percent of homeowners overpaying (Figure 22). **The pattern of overpayment is reflective of the Capital region as there is a disproportionate number of renters overpaying compared to homeowners.**

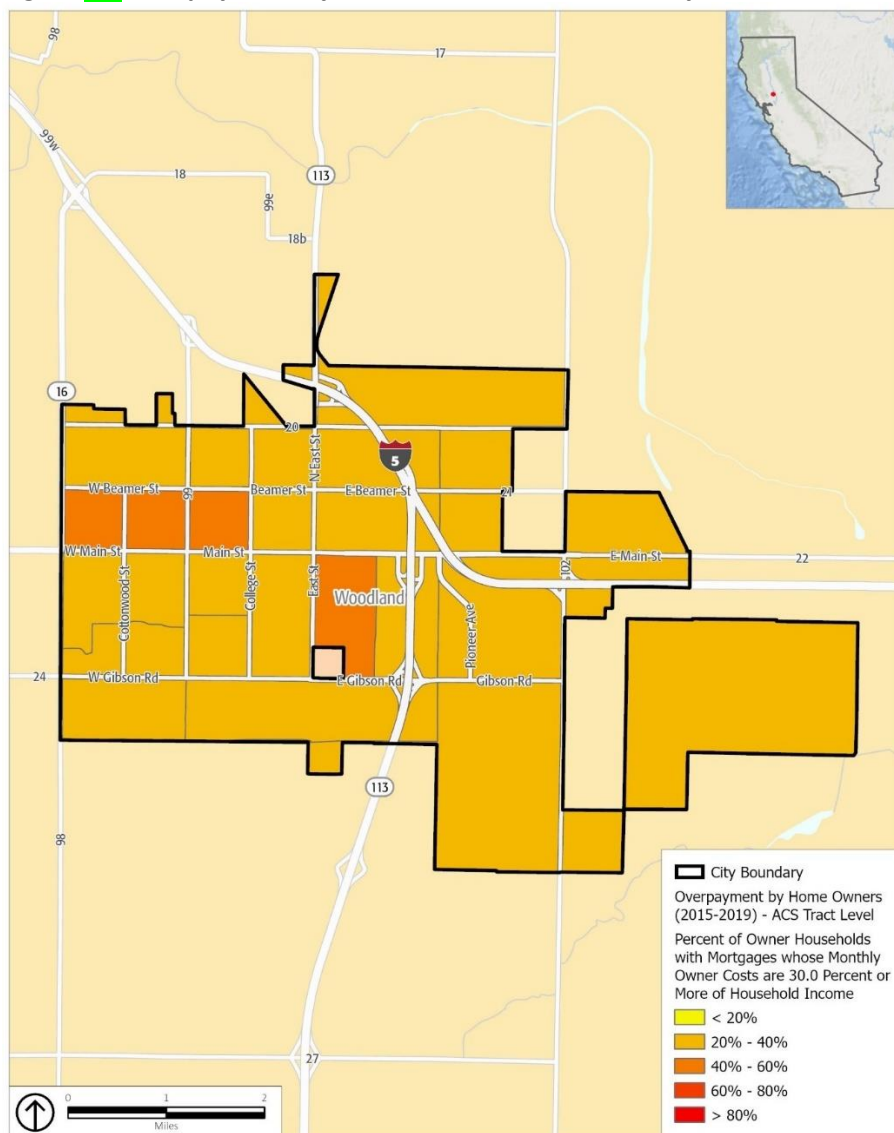
Figure 21: Overpayment by Renters 2015-2019, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 22: Overpayment by Homeowners 2015-2019, City of Woodland



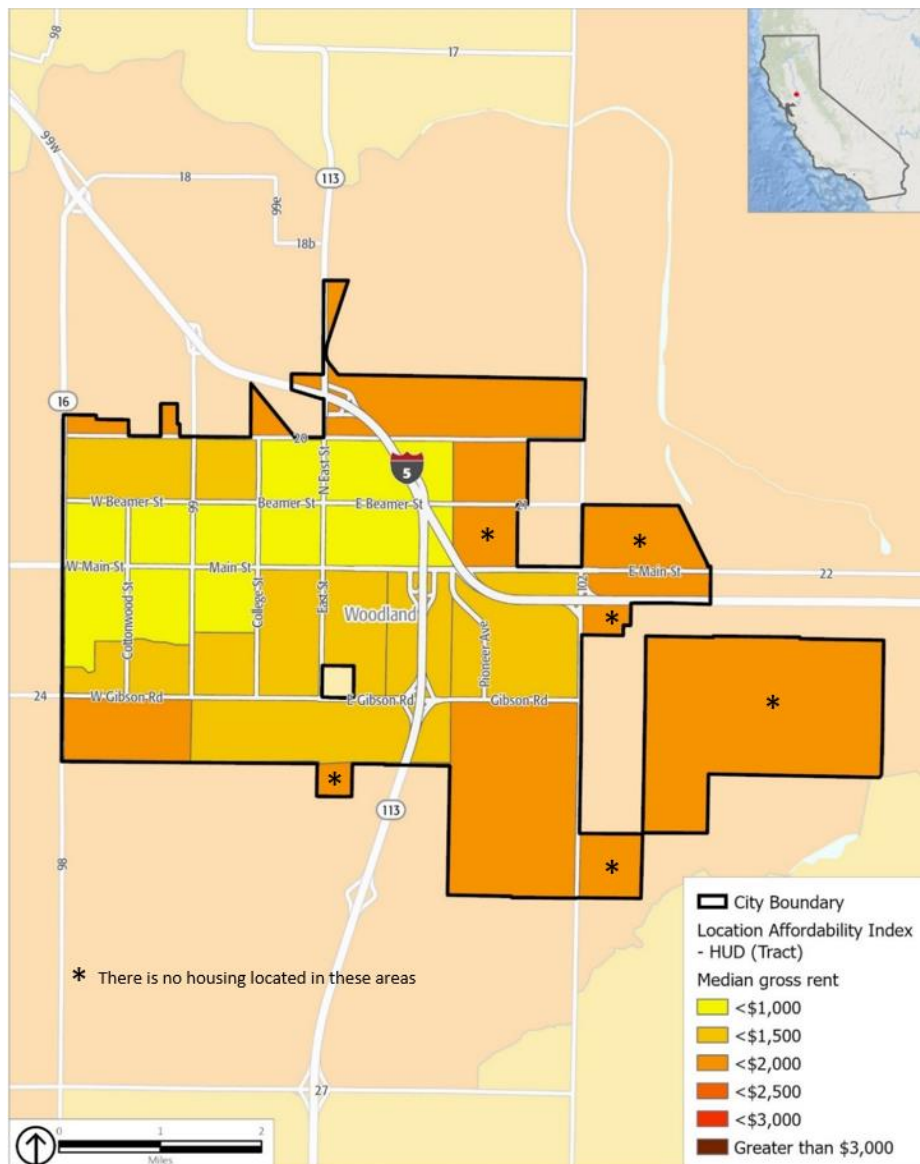
Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Location Affordability Matrix

Figure 23 below shows the Location Affordability Index's median gross rent in the City of Woodland. First launched by HUD, the index measures standardized household housing and transportation cost estimates. As shown in the figure, lower median rents are in the central portion of the city along Main Street. **In comparison to other nearby incorporated cities, Woodland's median gross rents generally match that of the region.** Using 2012-2016 ACS data, the index ratings show that the city has median gross rents between \$1,000 and \$2,000 a month. These rents are primarily affordable to moderate-income households, but generally out of reach for lower-income households.

Figure 23: Location Affordability Index, Tract



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

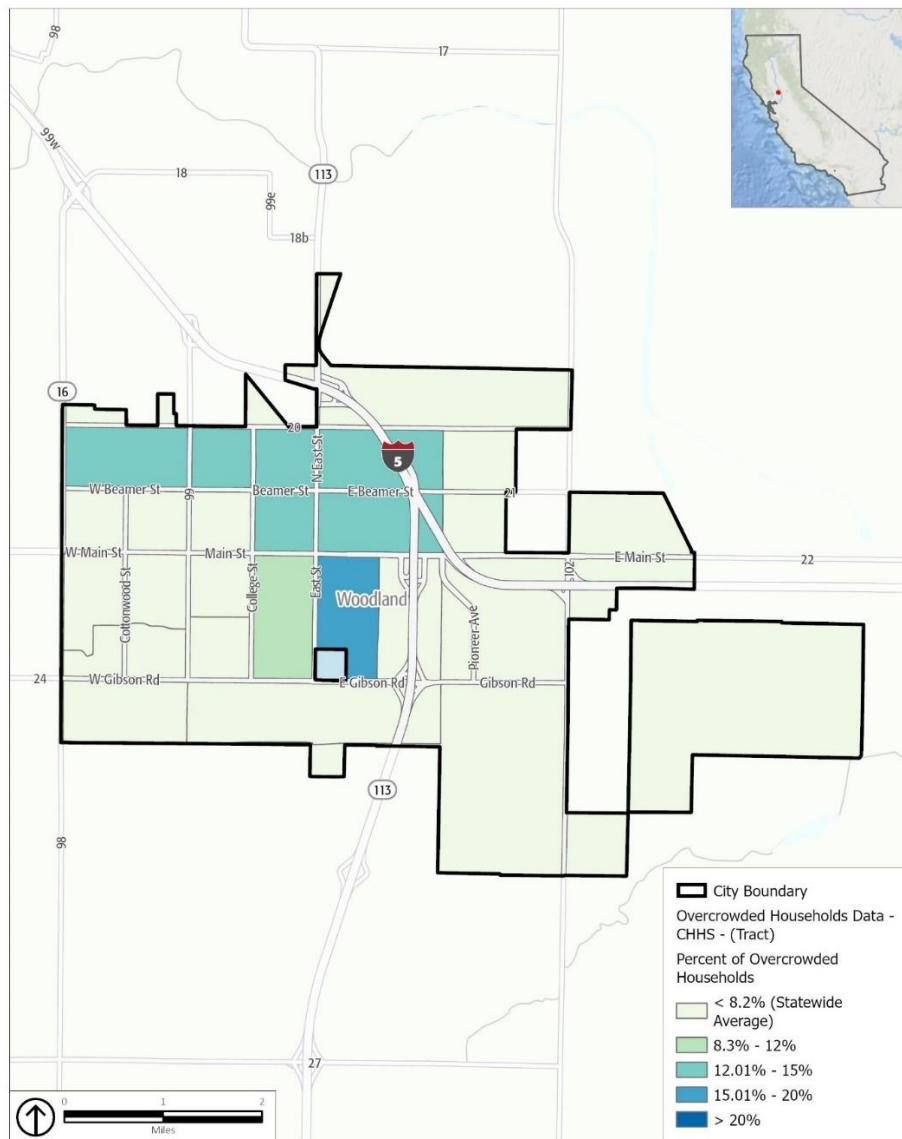
Overcrowding

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing.

According to the ACS, in 2013-2017, at least 9.4 percent of households were overcrowded in Woodland. Overcrowding in Woodland is higher than overcrowding rates in the county (4.8 percent), and the state average (8.2 percent). Many areas of the city are less than or equal to the statewide average of 8.2 percent, but four out of eleven tracts were significantly higher (over 10 percent) than the average. These overcrowded census tracts are generally concentrated in the central and northern portions of the city (see Figure 24). Specifically, one area located between Main Street and Gibson Road, west of East Street, had the highest overcrowding rate in the city at 19 percent. In comparison to the

rest of the region, Woodland generally has higher overcrowding rates, especially compared to the nearby cities of Davis and West Sacramento. **Additional information on overcrowding is provided in Appendix B: Housing Needs, Section B.2.3 and Table B-6.**

Figure 24: Overcrowded Households 2015-2019, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Substandard Housing

According to 2015-2019 ACS, less than 2 percent of housing units in Woodland lacked either complete kitchen or plumbing facilities (265 units and 90 units respectively). However, as discussed in the Housing Needs Assessment (Appendix B, Section B.3.3, Housing Age and Condition), approximately 1,537 units may be dilapidated since they were built prior to 1939 and nearly 72.9 percent of the homes in the city were constructed prior to 1989 indicating potential need for repair or rehabilitation. Therefore, the Housing Element includes a program to assist homeowners to make needed home repairs. **Additional**

information on housing conditions is provided in Appendix B: Housing Needs Assessment, Section B.3.3. Table F-3 identifies presence of housing issues by income and tenure. The four housing related problems identified include: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened.

Table F-3 Housing Problems by Tenure

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,560	785	525	255	3,125	300	385	260	125	1,070
Having none of four housing problems	490	955	1,540	910	3,895	300	670	1,310	1,250	3,530
Household has negative income, but none of the other housing problems	70	0	0	0	70	15	0	0	0	15

Source 2013-2017 CHAS, City of Woodland

In comparison with the total number of households in the analysis, 67 percent of all extremely low-income households, 42 percent of very low-income households, 22 percent of low-income households, and 15 percent of moderate income households have one or more problems. This highlights the need to continue to facilitate additional affordable housing and the preservation of existing housing. In addition, agencies such as Yolo County Housing Authority are encouraged to increase available units and to secure additional housing vouchers as possible.

Historic Context

It is noted that Woodland has a significant stock of older well-preserved homes and that the Main Street is a National Historic Registered District. There are two recognized Honorary Historic districts one to the south of Main Street and the second north of Beamer and Woodland Avenue and between College and Sutter. Further, the City has a neighborhood preservation district that borders the downtown (Main Street) to the north and south. The neighborhoods in the historic districts bordering the downtown have many historic homes that are well maintained. The neighborhoods radiating outward from the Downtown blocks and just east of East Street may have homes in varying condition.

Displacement Risk

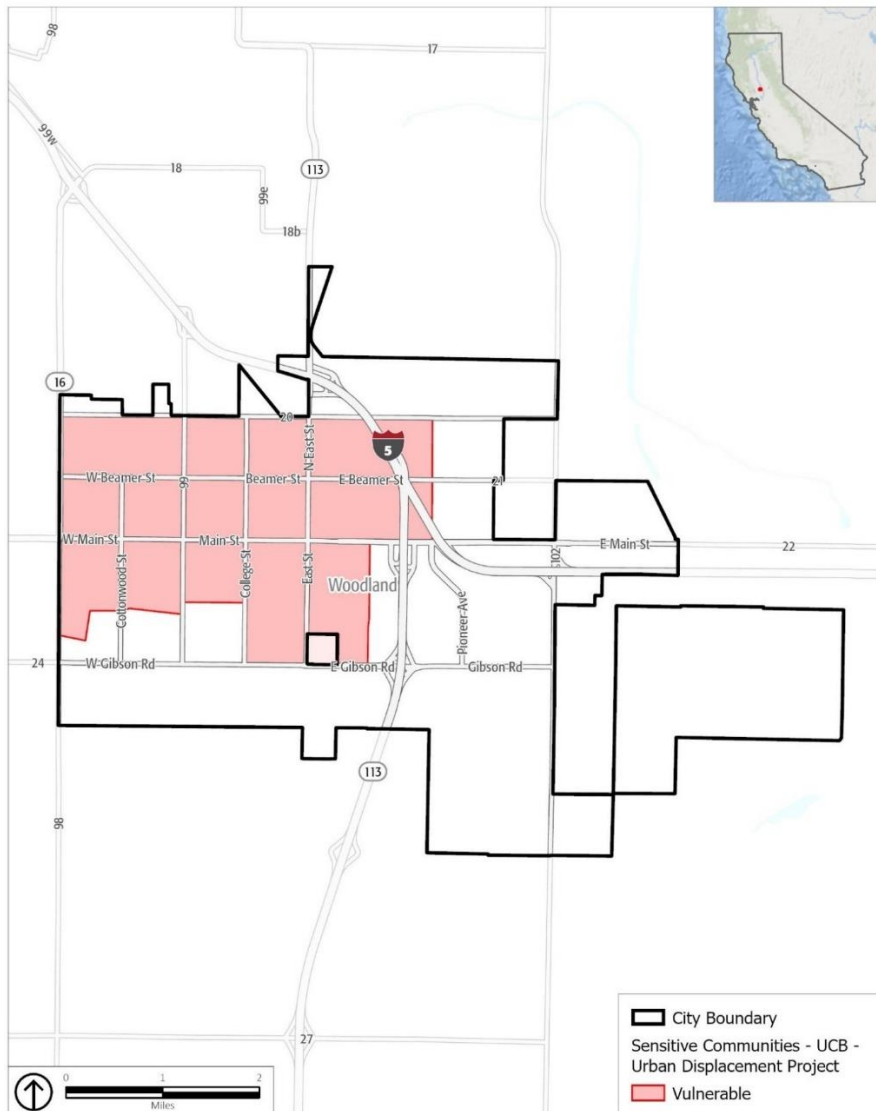
The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification is the process by which the influx of capital and higher-income residents into working-class neighborhoods changes the essential character of that neighborhood and displace lower-income residents. Displacement occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Sensitive areas contain populations at the neighborhood level that could be

particularly susceptible to displacement in the face of exacerbated market-based pressures. According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
 - a. Share of renters is above 40 percent in 2017;
 - b. Share of people of color is above 50 percent in 2017;
 - c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
 - d. Nearby areas have been experiencing displacement pressures.

According to these metrics, six out of eleven census tracts in Woodland are vulnerable to displacement because of the high proportion of households that are renters with low to moderate income (Figure 25). The census tracts at-risk of displacement in the future are the neighborhoods in the central and northern parts of the city, west of Highway 113 and north of Gibson Road.

Figure 25: Sensitive Communities 2013-2017, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. UC Berkeley Urban Displacement Project, U.S. Census 2013-2017 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Displacement due to Fire or Flood

Woodland is not at risk for wildland fire.

The City of Woodland is surrounded by waterways that periodically flood. These waterways include Cache Creek to the north and northwest and the Yolo Bypass/Sacramento River system to the east. In the event of a severe storm, these water bodies can overtop creek banks and levees, or levees could fail, resulting in flooding in Woodland. While climate change could potentially impact flooding from these waterways, the extent of these impacts has not been assessed. Nonetheless, the City has identified flooding from Cache Creek which lies near 49-50th as the City limit as the greatest flood threat for Woodland. To address this, the City has partnered with the California Department of Water Resources to identify and implement a flood risk reduction project to meet the state's urban level of flood protection requirements in a cost-effective manner. The proposed project, Woodland Flood Risk Management Project, has been formulated to be compatible with alternatives currently being evaluated by the U.S. Army Corps of Engineers as part of the ongoing Low Cache Creek Feasibility Study. Portions of three low-moderate census block groups in the northern section of the City could be impacted if Cache Creek floods the City. Construction of the Woodland Flood Risk Management Project would protect these areas.

Homelessness

The most recent homeless count for Woodland took place on January 22, 2019 and identified 238 homeless individuals (75 sheltered and 163 unsheltered) (Table F-4). A homeless count was not conducted in 2021 because of the COVID-19 pandemic. Countywide, there were 655 homeless individuals counted (258 sheltered and 397 unsheltered) in 2019. More than 67 percent of homeless are male (40 sheltered and 121 unsheltered) in Woodland. This is slightly more than the 62 percent reported Countywide. For Woodland's unsheltered homeless, 114 slept outside; 28 slept in a car, camper, or recreational vehicle with no utility hookups (water, sewer, and electric); 16 slept in someone else's home (outside, garage, or shed); 3 slept in a building not meant for habitation; and 2 slept in an abandoned building.

Almost two thirds of the homeless are white (46 sheltered and 109 unsheltered). Countywide, the number is 53 percent. African Americans made up 12 percent of the homeless population (15 sheltered and 14 unsheltered) in Woodland which is slightly less than the countywide result of 14 percent. Other racial groups combined (Hawaiian/Pacific Islander, American Indian/Alaska Native, Asian, and multiple races) (6 sheltered and 13 sheltered) accounted for 8 percent of the homeless population. The countywide result for the same groups is 10 percent.

Table F-4: Homeless Individuals by Race and Ethnicity

Race:	Sheltered:	Unsheltered (optional)
White	46	109
Black or African American	15	14
Asian	0	1
American Indian or Alaska Native	1	4
Pacific Islander	3	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	21	44
Not Hispanic	44	71

Data Source

The race of 35 homeless individuals (8 sheltered and 27 unsheltered) and the ethnicity of 58 homeless individuals

Comments:

(10 sheltered and 48 unsheltered) was unknown.

The race of nearly 15 percent individuals counted as homeless was unknown (8 sheltered and 27 unsheltered). For ethnicity, 65 individuals representing 27.3 percent of the homeless population identified as Hispanic/Latino (21 sheltered and 44 unsheltered). Countywide, 22 percent of the homeless population identified as Hispanic/Latino. The entire homeless population of 238 individuals met the U.S. Department of Housing and Urban Development definition of chronic homelessness by experiencing frequent long-term homelessness combined with a disability (diagnoses of post-traumatic stress disorder, serious mental illness, substance use disorder, developmental disability, or a cognitive or physical illness or disability).

Facilities, services, and housing to serve the needs of homeless in Woodland include the following:

- Fourth and Hope's 100-bed emergency shelter for homeless adults,
- Empower Yolo's Wallace & Vanucci Center (31-bed emergency shelter located outside of Woodland in Yolo County that serves Woodland and jurisdictions in the county for victims of domestic violence, sexual assault, and human trafficking),
- Fourth & Hope's day services program at its emergency shelter for shelter guests and individuals not staying at the shelter (meals, showers, laundry, and other services),
- Yolo County Health & Human Services Agency's CalWorks Housing Allocation Program to temporarily shelter homeless families in local motels and assist them get into permanent housing,
- Yolo Food Bank (food distribution at various locations in Woodland),
- Walter's House (44-bed transitional housing/treatment facility), Cache Creek Lodge (22-bed transitional housing/treatment facility),
- Fourth and Hope (permanent supportive housing for families and single individuals),
- Yolo Community Care Continuum (permanent supportive housing for adults with mental illnesses),
- Empower Yolo (clothing closet that also provides hygiene products),
- Hansen Family Health Center (medical, dental, and behavioral services for lower income households and the homeless),

- **Woodland Joint Unified School District (Homeless Youth Services – support with school enrollment, deciding which school is best for the child, obtaining basic school supplies, supplemental services and free school meals, resources in providing public transportation to and from school, and referrals to necessary resources in the community),**
- **Yolo County Office of Education (assistance for homeless children regarding school enrollment, attendance, referrals to community services, tutoring, etc.), and**
- **City of Woodland Homeless Coordinator (engages homeless residents, provides referrals for services, and works closely with social service agencies and Yolo County to coordinate services and whenever possible shelter/housing options).**

Future resources include a 61-unit permanent supportive housing project for homeless individuals and a 60-bed residential treatment facility that will replace an existing 44-bed facility. Both resources are located on City-owned land and construction of the infrastructure necessary for the projects began in July 2021. Additional information about homeless housing needs is located in Appendix B, Section B.2.5.

Other Relevant Factors

Regional Loan Denial Rates

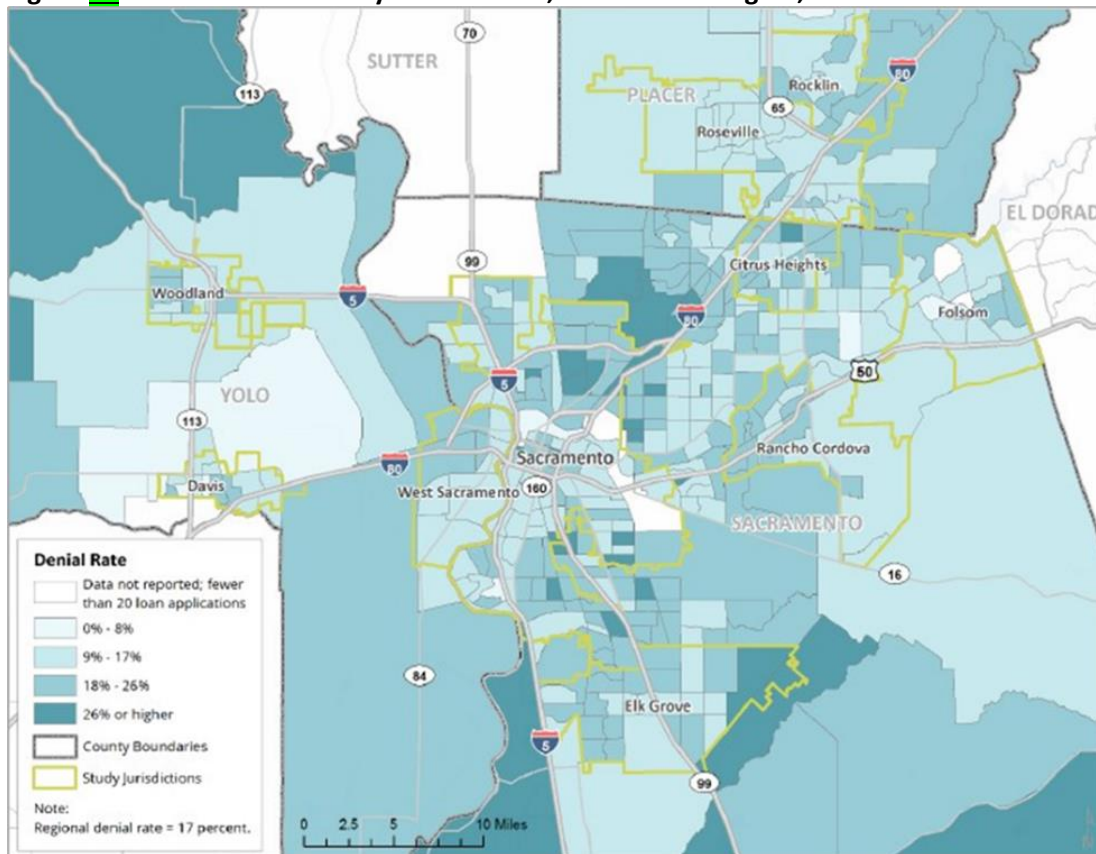
Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all communities of color experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have a weak credit history. Subprime mortgages are more expensive because there is a higher pre-determined risk of default and carry higher interest rates. A concentration of subprime mortgages in areas with concentrations of people of color is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. As displayed in Figure 29, these denial rates varied substantially by census tracts, with higher denial rates located in three areas of the city: 1) the northwest section of the city west of College Street and north of Southwood Drive, 2) the center of the city between East Street, College Street, Main Street, and Gibson Road, and 3) a section of the city east of Highway 113, south of Interstate I-5, and north of Gibson Road. Moreover, **these areas of higher loan denial rates correlate with higher concentrations of non-White residents, with some areas as high as 80 percent non-White and over 60 percent non-White on average (Figure 5), demonstrating that communities of color experience higher rates of loan denial in Woodland.**

According to the AI, low-income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. Black (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18

all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Figure 29: Loan Denial Rates by Census Tract, Sacramento Region, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

Rates of Homeownership

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Although the citywide homeownership rate was 54 percent in 2019, not all racial and ethnic groups in Woodland had the same likelihood of owning a home. As shown in **Table F-5**, residents who identified as non-Hispanic White, Asian, or Multiracial had much higher rates of homeownership than the citywide average. In contrast, **residents who identified as Black, American Indian and Alaskan Native, Native Hawaiian and Other Pacific Islander, Hispanic, or some other race had much lower rates of homeownership and, thus, they are more at risk of being displaced due to rising rental prices.**

Table F-5: Housing Tenure by Race/Ethnicity, City of Woodland

	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
WHITE NON-HISPANIC	6,384	64%	3,584	36%	9,968
BLACK	86	32%	181	68%	267
ASIAN	1,122	62%	691	38%	1,813
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	4	20%	16	80%	20
AMERICAN INDIAN AND ALASKAN NATIVE	108	39%	171	61%	279
SOME OTHER RACE	683	47%	775	53%	1,458
MULTIRACIAL (TWO OR MORE RACES)	339	66%	177	34%	516
HISPANIC OR LATINO	2,464	39%	3,799	61%	6,263
TOTAL	11,190	54%	9,394	46%	20,584

Source: U.S. Census, 2015-2019 ACS 5 Year Estimates, Table S2502.

Sites Inventory

A primary goal of the fair housing assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to consider the accessibility of various opportunities including jobs, transportation, good education, and health services when planning for housing. Figure 27 and Table F-6 show the location of sites in the Housing Element sites inventory compared to the distribution of low and moderate income populations by census tract and Figure 28 and Table F-7 show these same sites in comparison to the TCAC/HCD opportunity areas. Both figures highlight the location of existing affordable housing as well as vacant and underutilized sites. By comparing the sites inventory to a few of the fair housing indicators identified in this assessment, this section analyzes whether or not the sites included in the 2021-2029 Housing Element sites inventory improve or exacerbate fair housing conditions and patterns of segregation.

Location of Existing Affordable Housing

According to the California Housing Partnership's affordable housing database in 2020, there are currently 1,233 lower income units distributed across 15 sites in Woodland. Figures 27 and 28 show the location of the City's existing affordable housing in relation to the percent of low to moderate income and TCAC opportunity areas. **The map notes the location of 10 additional projects that have some affordability requirements.** As shown in Figures 27 and 28, the City's existing affordable units are spread throughout the community, but not necessarily in the areas with highest incomes or highest resource opportunity. These units are mostly located the city's low and moderate resource areas, such as along Main Street and East Gibson Road, but none of them are located in the only high resource area in the city's southwestern neighborhood, which developed in the 1960s through 1980s as an exclusively single-family neighborhood.

Affordable units listed include:

Rochdale Grange (SL), Tarracina (SL), Mutual Housing (SL), Eaglewood Apartments, Woodmark Apartments, Sycamore Point, Leisureville Community Association mobile home park, Casa Del Sol (mobile homes), Acacia Glen Senior Apartments, Crosswood Apartments, Lincoln Gardens II, Cherry Glen Apartments, Summertree Apartments, Greenery Apartments, Hotel Woodland, 925 North (ELI homeless individuals), Donnelly Circle (public housing), Yolano Village (public housing), Greens Annex (ELI & VL), New Dimensions Apartments, Mercy Housing, Fair Plaza Senior apartments, Cottonwood Meadows, Heritage Oaks, Cache Creek Supportive Housing. In addition, two anticipated projects are identified which will result in at least 280 units, but could be higher if density bonus is utilized.

Potential Effect on Patterns of Segregation

A large majority (87 percent) of the lower-income sites identified in the Housing Element are concentrated in the central part of the city, which already has a high concentration of individuals with low to moderate incomes (see Table F-6 and Figure 27). The geographic distribution of proposed affordable housing sites could reinforce existing patterns of segregation and be considered a barrier to affirmatively furthering fair housing.

Table F-6: Sites Inventory Capacity (Units) in Relation to Low to Moderate Income Census Tracts

CAPACITY BY INCOME LEVEL (UNITS)	PERCENT OF LOW TO MODERATE INCOME POPULATION BY CENSUS TRACT			
	0%-25%	25%-50%	50%-75%	75%-100%
LOWER INCOME SITES	0	562 103	660 666	0
MODERATE INCOME SITES	0	735 456	429	0
ABOVE MODERATE INCOME SITES	1	1,295 529	232 216	0
TOTAL	1	2,592 1,088	1,321 1,311	0

Note: Unit totals include Pipeline Projects, Realistic Unit Capacity, and Research and Technology Park Specific Plan.

Source: Ascent 2021

Potential Effect on Access to Opportunity

Nearly all of the City's housing sites identified in the inventory are within areas designated by TCAC/HCD as low resource or moderate resource (see Figure 28). As shown in Table 5, of the lower-income sites identified in the Housing Element's sites inventory, 62 79 percent are located in low resource areas of the city, 38 24 percent in moderate resources areas, and none of the sites are in high resources areas. These low resource areas are considered areas that lack direct access to the good schools, jobs, and positive economic outcomes of high resource areas, therefore the sites inventory has the potential to exacerbate fair housing issues related to access to opportunity for lower-income residents. However, these areas considered "low resource" have great potential for reinvestment in the future. As illustrated in Figures 27 and 28 it would likely be beneficial for new development to occur in low resource areas in order to provide improved housing choice to residents who wish to be closer to the downtown and transit access.

Because of the City's inclusionary ordinances, both citywide and specific to Spring Lake and the Southeast Area Specific Plans, recent affordable housing multi-family developments have been built in newly developing areas. In Spring Lake there are three newly constructed multifamily affordable projects and there is a there is an affordable land dedication site that is held by a housing non-profit with the intent of building 112 new low-income senior units. Further, a new affordable project has been approved at 310 West Main Street that will be developed as a fully affordable housing project by Chelsea Investment Co a non-profit affordable housing builder. In addition, in the last year the city has dedicated city owned land to facilitate the development of a homeless facility with emergency, eventual transitional housing, and services on East Beamer Street. Further, the inclusionary ordinance in the Southeast Area Specific Plan and Spring Lake have resulted in single family housing that has been available to qualified lower income homeowners.

As with many older cities, Woodland's development over time has radiated from the center downtown core outward. Several areas along key corridors were developed prior to incorporation. In addition, in some areas of the city development occurred prior to inclusionary ordinance requirements. This is the case in the Southwest portion of the City, approved in the 60s and 70s, and built out with existing single-family homes. There is no available land to facilitate development of newer affordable housing.

The city continues to utilize grant funding and other capital improvement funds to provide infrastructure improvements, including complete street features, to facilitate greater community access for walking and biking. Initial focus has been along roads with the greatest safety concerns. The city improved the roadway segment along Kentucky Avenue from East Street to College 2 years ago. Street work is occurring along West Main Street and Court Street and will begin soon along East Main Street. A segment of Gibson Road from College to East Street will be improved this summer to add bike lanes.

Incremental improvements have occurred along East Street in conjunction with new development. The City has recently received grant funding from the SACOG REAP program to work with the Yolo County Housing Authority to evaluate a larger concept plan for the area Northeast of East Street and Main Street. It is anticipated that future grant funding for improvements will follow the necessary planning. Further, the City continues to work with the Northern California Railroad to remove tracks and cars from the northeast corner of Main Street and East Street, which will benefit the area and make it more desirable for development.

It is the condition that it is along East Street and West Main Street where there are the greatest number of properties that are suitable for inclusion in the housing sites list due to size, vacancy and zoning. There are a number of additional sites in the City that are not vacant that may be suitable for future housing development. Several of these sites have existing older commercial developments. Current zoning supports new housing by allowing multi-family as a permitted use and providing objective development standards in the Interim Zoning Standards. The City is currently working on a comprehensive update to the city Zoning Ordinance that will further assist and facilitate new housing production.

The City continues to work with potential applicants and to look for new ways to encourage both affordable and market rate housing development throughout the community. The Housing Element implementation programs describe the City's commitment to investing in areas along East Street and Main Street to provide needed infrastructure updates to better connect these areas to the rest of the community. The City has just received notification of a REAP Green Means Go grant award to facilitate planning and support efforts in coordination with Yolo County Housing Authority to facilitate local development opportunities for the neighborhood located at the Northeast corner of East Street and Main Street.

In addition, the City's 2035 General Plan Public Facilities and Services Element (Chapter 5) and Healthy Community Element (Chapter 6) include numerous goals and policies relating to public and private partnerships with the School District, as well as programming activities for the economically disadvantaged. The Healthy Community Element includes goals related to Health Equity, Healthy Food, and Community Facilities and programs. Goal 5E: Educational Opportunities, and Policies 5.E.1 – 5.E.10 address various options for providing educational opportunities. The City's Implementation Program, Appendix A to the 2035 General Plan, also includes a number of programs.

The City uses Community Development Block Grant (CDBG) funds to fund both services and improvements in lower income block group and census tract areas. The City prepares a five year Consolidated Plan (CHAS) as well as an Annual Action Plan. The CHAS provides a similar analysis of housing needs and priorities as a means to help direct use of CDBG funding. The City has funded \$333,688 in FY 2020/2021 for infrastructure improvements that assist with Health Services, Housing Rehabilitation, and ADA Accessibility. An additional \$77,004 in funding is directed to Public Service agencies for Food and Shelter services, Employment Training, Health Services, and Fair Housing Services.

The City will continue to encourage and facilitate as possible additional housing opportunities provided by the Yolo County Housing Authority, both housing units and housing vouchers. Yolo County Housing (YCH) operates two public housing developments in Woodland: Yolano Drive (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. A total of 6,711 families are on the wait list for the two developments. YCH also administers the countywide Housing

Choice Voucher program (individual vouchers, project-based vouchers, and special purpose vouchers). A total of 908 families are on the wait list countywide for individual vouchers and 2,399 families are on the wait list countywide for project-based voucher units.

Table F-7: Sites Inventory Capacity (Units) in Relation to TCAC/HCD Opportunity Areas

CAPACITY BY INCOME LEVEL (UNITS)	TCAC/HCD OPPORTUNITY AREAS					
	Low Resource		Moderate		High	
	Units	Percent	Units	Percent	Units	Percent
LOWER INCOME SITES	762 600	62 79%	460 160	38 24%	0	0%
MODERATE INCOME SITES	368	32 42%	776 497	67 56%	20	2%
ABOVE MODERATE INCOME SITES	129	8 17%	1,397 615	91 82%	2	0%
TOTAL	1,259 1,097	32 46%	2,633 1,281	67 53%	22	1%

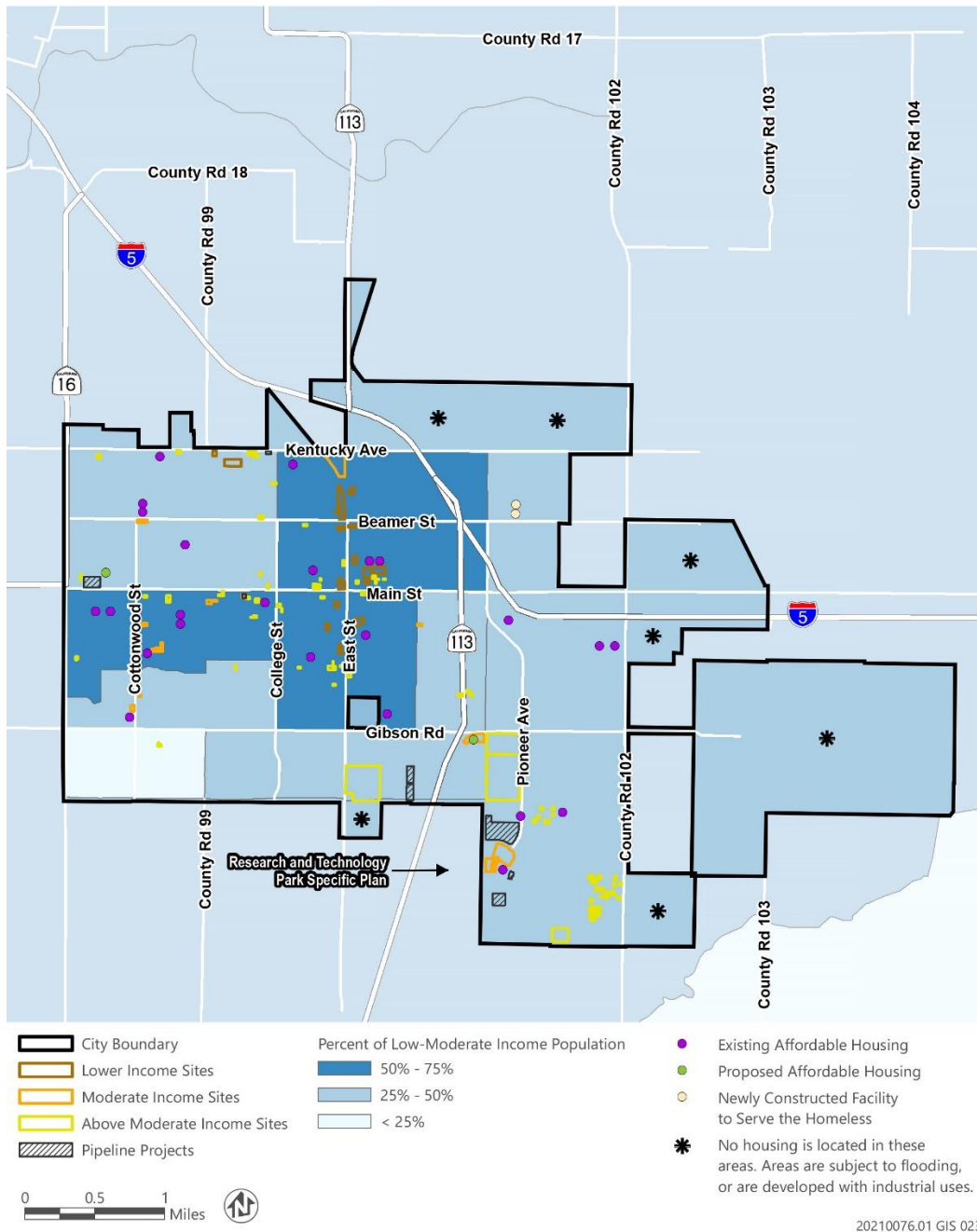
Note: Unit totals include Pipeline Projects, Realistic Unit Capacity, and Research and Technology Park Specific Plan.

Source: Ascent 2021

Potential Effect on Disproportionate Housing Needs

As described previously, six census tracts along Main Street and College Street and generally neighborhoods in the northwest and central portions of the City are vulnerable to displacement (see Figure 25), due to a higher percentage of renters who may be lower income and overpaying for housing. The majority of the lower-income sites are in these areas, which can provide stability for lower-income households susceptible to displacement.

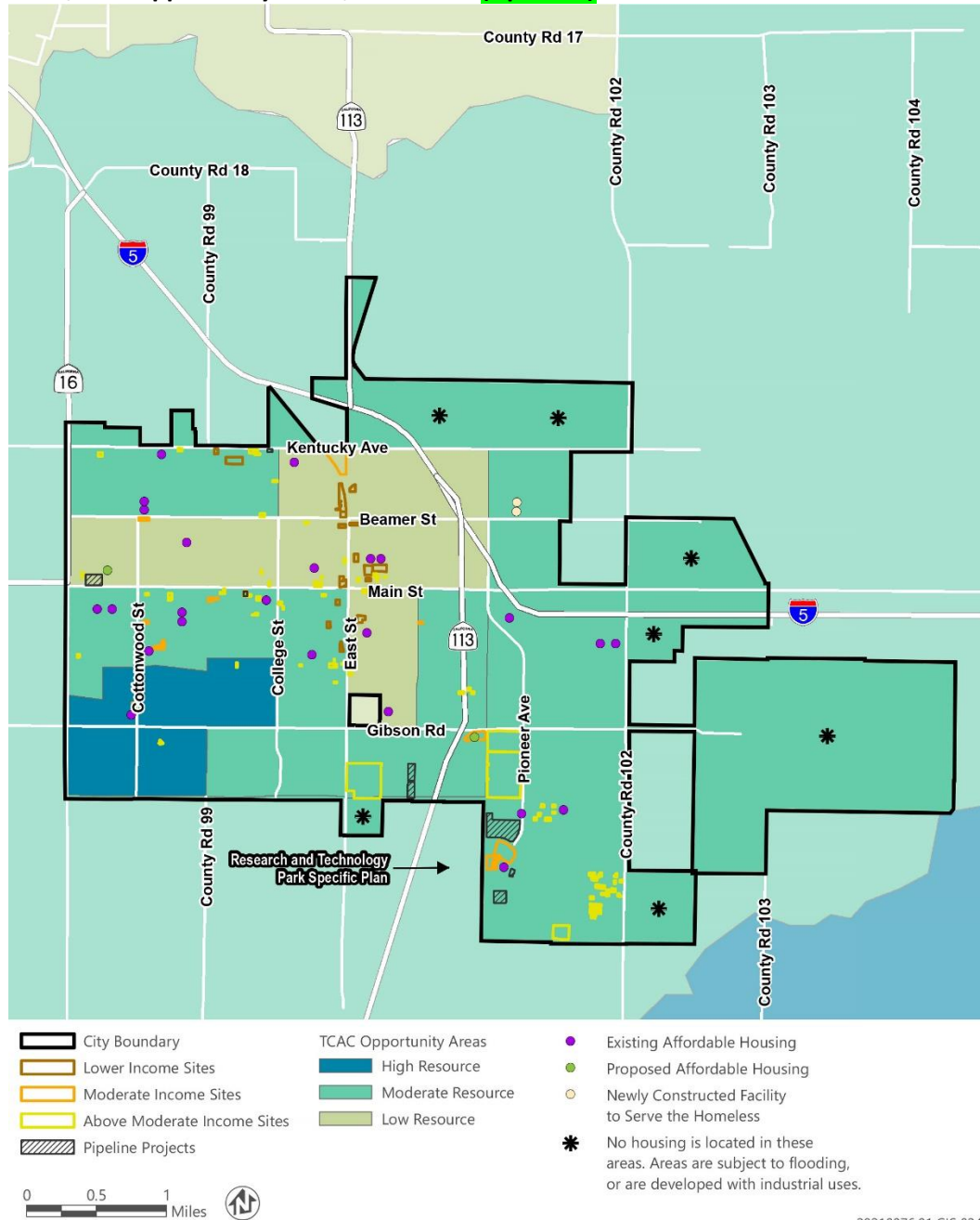
Figure 27: Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts, Woodland updated



Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimates. HCD AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Woodland, 2021. Ascent, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 28: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland (Updated)



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Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimates. HCD AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Woodland, 2021. Ascent, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Fair Housing Issues, Contributing Factors, and Housing Programs

Based on the findings from this assessment, there are two main fair housing issues in Woodland: risk of displacement and disparities in access to opportunity. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities (see **Table F-8** below).

Table F-8 Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH		
AFFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
Disparities in Access to Opportunity	- Concentration of lower-income sites in low resource areas - Lack of vacant land in area of the city considered “high resource”	<u>Proposed Housing Element Programs That Specifically Address Identified Issues:</u> Programs A1, A2, A3, and A15 – Complete the update to the Zoning Code to expand residential development opportunities and ensure adequate site choices in the near and long term. Consider allowing residential in the Community Commercial zone and implementing form-based zoning. Facilitate infill development in all areas of the City. Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A8 – Amend the Code to further facilitate housing for farmworkers Program A16-Offer incentives to developers of affordable housing. Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing. Program A20- Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas.

		<u>Program A-21 – Encourage ADUs or multi-gen units to offer additional housing opportunities</u> ! Program B-4 encourages the construction of infill and affordable, mixed-use housing projects in the downtown area Program C9- Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources. Program C10- Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street. <u>Program C-11- Meet with stakeholders to discuss constraints to housing for persons with disabilities and the Reasonable Accommodation procedures.</u> <u>C-12 – Continue to evaluate housing needs and fund programs and services using CDBG funding with an emphasis on assisting low resource areas.</u>
Displacement Risk	- High housing cost burden for renter households - Limited deed-restricted affordable housing units in central city - Low rates of homeownership in central city, particularly for Hispanic/Latino residents	<u>Proposed Housing Element Programs That Specifically Address Identified Issues:</u> Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A13 – Seek funding opportunities to provide financing to assist construction of lower income and moderate income units that serve HCD identified special needs groups. Program A14 – City shall assist developers with the preservation and conservation of extremely low, very low and low-income units. Program A18-Pursue grant and loan funding opportunities and coordinate with other

		agencies and non-profits organizations to facilitate a range of sizes and types of housing. <u>Program A-21 – Encourage ADUs or multi-gen units to offer additional housing opportunities</u> Program B1-City to submit applications when funding is available to provide for rehabilitation and maintenance assistance for lower income units and special needs groups. Program B4- continue to encourage the preservation of existing housing in the downtown area, as well as construction of infill and mixed-use housing projects. Program B5-Facilitate the preservation of at-risk affordable housing. Where properties are at risk of conversion, City to work with tenants to provide education regarding tenants rights. Ensure all materials are provided in Spanish and English. Program B6-Continue to strive for greater energy conservation in existing residential development and use CDBG monies for energy efficiency work. Increase public awareness of self-help and rehabilitation programs through outreach. Programs C1, C5, C8- Continue to support Fair Housing efforts with focused on special needs population groups that might face housing discrimination, such as farmworkers or persons with disabilities. Program C6- Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing. Program C7 – Affirmatively further fair housing by contracting with the Fair Housing Hot Line provided through Legal Services of Northern California. Program D5-Coordinate with PG&E, community based organizations, other public agencies to provide public education and outreach on energy conservation. Represents a savings to renters and owners.
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	The General Plan is an integrated document in which the Housing Element is a required element that must be internally consistent with goals, policies, and programs contained other Elements. Therefore, goals, policies and programs contained in other elements will also serve to address housing. Please see the listing of those programs that are aligned with the Housing Element and Affirmatively Furthering Fair Housing.	<u>Related Programs Contained in the 2035 General Plan Implementation Programs</u> Program 2.18-Continue to apply for grants to allow streetscape improvements to Main Street, West Main Street, East Street, Court, Street, Kentucky Avenue, and Gibson Road. Such improvements will provide updated infrastructure, improve mobility options, and reduce the cost burden on new affordable housing development. Program 3.1- Develop an active transportation plan to guide development and maintenance of Woodland’s bicycle and pedestrian network and promote active transportation modes. Program 3.3 – Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the City. Removing tracks along East Main Street will significantly benefit areas located at the Northeast corner of Main Street and East Street. Program 5.1- Create and maintain a central directory of youth programs serving woodland. Ensure the directory is accessible on line. Program 5.2 – Complete the draft Parks Recreation and Community Services Master Plan. The plan shall include the provision for development of new parks with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms. Program 5.4- Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents.

		Program 5.13 – Develop a master plan for the city’s broadband network. Program 6.1 – Collaborate with Yolo County Health and Human Services Agency to review existing health and community data. Develop and implement new programs to better meet the needs of the Woodland community. Program 6.2 – Implement as feasible Spanish translation for all City services and materials. Program 6.7 – Provide information about federal food assistance programs. Maintain handouts and/or brochures. Program 6.9 – Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to establish higher nutrition standards, to incorporate culturally sensitive options, continue to use appropriate sites for school gardens, continue the Farm to School program.
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City of Woodland
Community Development Department



City of Woodland
6th Cycle Housing Element Project
Modified Initial Study/15183 Checklist

July 2021

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

TABLE OF CONTENTS

A.	BACKGROUND	1
B.	BACKGROUND AND INTRODUCTION	2
C.	PROJECT DESCRIPTION	3
D.	CEQA COMPLIANCE	9
E.	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	9
F.	DETERMINATION.....	10
G.	ENVIRONMENTAL CHECKLIST	11
I.	AESTHETICS.	12
II.	AGRICULTURE AND FOREST RESOURCES.	14
III.	AIR QUALITY.	16
IV.	BIOLOGICAL RESOURCES.....	18
V.	CULTURAL RESOURCES.	20
VI.	ENERGY.....	22
VII.	GEOLOGY AND SOILS.....	23
VIII.	GREENHOUSE GAS EMISSIONS.	25
IX.	HAZARDS AND HAZARDOUS MATERIALS.	27
X.	HYDROLOGY AND WATER QUALITY.....	30
XI.	LAND USE AND PLANNING.	33
XII.	MINERAL RESOURCES.	34
XIII.	NOISE.	35
XIV.	POPULATION AND HOUSING.....	37
XV.	PUBLIC SERVICES.....	38
XVI.	RECREATION.	40
XVII.	TRANSPORTATION.....	41
XVIII.	TRIBAL CULTURAL RESOURCES.	42
XIX.	UTILITIES AND SERVICE SYSTEMS.	44
XX.	WILDFIRE.....	46
XXI.	MANDATORY FINDINGS OF SIGNIFICANCE.	47
H.	SOURCES	49

APPENDIX:

City of Woodland 6th Cycle Housing Element

MODIFIED INITIAL STUDY/15183 CHECKLIST

July 2021

A. BACKGROUND

1. Project Title: City of Woodland 6th Cycle Housing Element Project
2. Lead Agency Name and Address: Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695
3. Contact Person and Phone Number: Cindy Norris
Principal Planner
(530) 661-5911
4. Project Location: Woodland, CA
5. Project Sponsor's Name and Phone Number: Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695
6. General Plan Designation: N/A
7. Zoning Designation: N/A
8. Surrounding Land Uses and Setting:

The City of Woodland consists of 15.32 square miles located 20 miles northwest of Sacramento. Woodland has a population of approximately 60,000 residents and is the county seat of Yolo County. The City is located in one of the fastest growing regions in California, and is near Interstate-5 (I-5) and State Route (SR) 113 which provide the City with access to the larger Sacramento area. To the south of Woodland is the City of Davis, and the University of California (UC) Davis campus. The Sacramento International Airport is eight miles to the east. Waterways near the City include the Yolo Bypass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north. Woodland's agricultural setting plays an important economic role in the City, and due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

9. Project Description Summary:

In 1969, the State of California mandated that a Housing Element be included in every City and County's General Plan, recognizing the importance of providing adequate housing for all economic segments of the community. The Housing Element serves as an integral part of the General Plan for the purpose of assessing current, and planning for future, housing needs within the community. Pursuant to the California Department of

Housing and Community Development (HCD) and the Sacramento Area Council of Governments (SACOG) requirements, the City of Woodland 6th Cycle Housing Element (proposed project) is a general plan amendment to update the Housing Element of the City of Woodland General Plan for the 2021-2029 planning period. The proposed project consists of the adoption of the City's 6th Cycle Housing Element.

10. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

B. BACKGROUND AND INTRODUCTION

This Modified Initial Study/15183 Checklist identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

On May 16, 2017, the City of Woodland approved the City of Woodland 2035 General Plan (General Plan)¹ and certified the associated 2035 General Plan and Climate Action Plan Environmental Impact Report (General Plan EIR).² The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Under Sections 15168 and 15183 of the CEQA Guidelines, a program EIR, in this case the City's certified General Plan EIR, serves as a basis for this Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified General Plan EIR.

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

¹ City of Woodland. *City of Woodland 2035 General Plan*. May 16, 2017.

² City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. January 2017.

The proposed project is an amendment to update the Housing Element of the City of Woodland General Plan for the 2021-2029 planning period. The proposed project does not include any changes to the land use designations of the City's General Plan.

This Modified Initial Study/15183 Checklist indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the certified General Plan EIR; or (3) are previously identified significant effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

Regarding "peculiar" impacts, CEQA Guidelines Section 15183(f) states the following:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

Based upon CEQA Guidelines Section 15183(f), this Modified Initial Study/15183 Checklist identifies the City of Woodland General Plan policies that apply to the proposed Housing Element Update (project) and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to CEQA Guidelines Section 15183(f), thus eliminating the requirement for further environmental review. Future projects to amend the general plan or zoning will be subject to project specific environmental analysis.

With regard to CEQA Guidelines Section 15183(b)(3), the proposed project would not result in potentially significant off-site impacts as off-site improvements are not required within previously undisturbed areas. The proposed project would also not result in potentially significant cumulative impacts which were not evaluated in the City's General Plan EIR, as would be expected for a project that is consistent with the General Plan land use designation. This is demonstrated in the analysis contained within this Modified Initial Study/15183 Checklist.

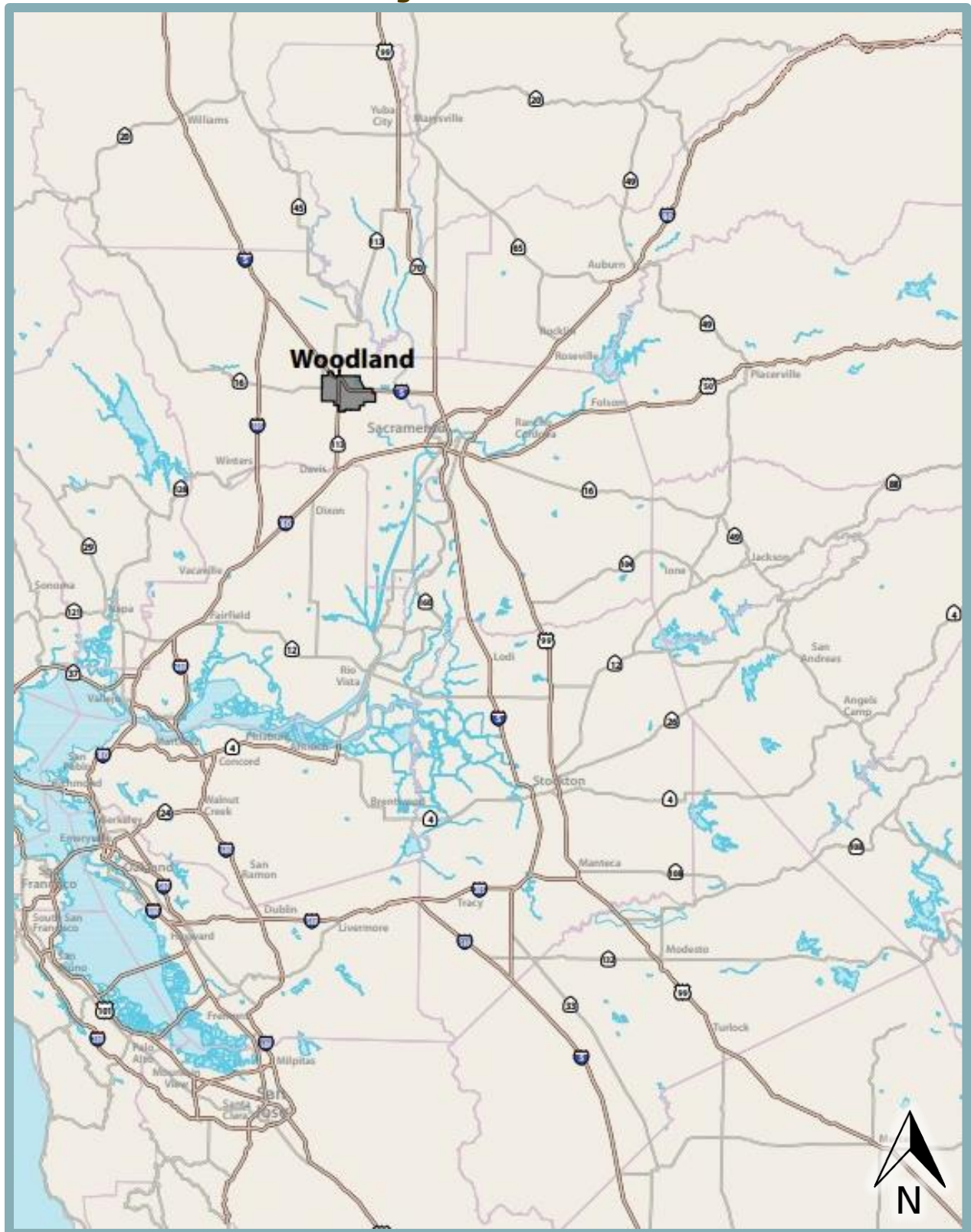
C. PROJECT DESCRIPTION

The following provides a description of the proposed project's location and setting, as well as the proposed project components, and the discretionary actions required for the proposed project.

Project Location and Setting

The City of Woodland is located 20 miles northwest of Sacramento in Yolo County and had a land area of approximately 15.32 square miles (see Figure 1 and Figure 2). Woodland was first settled in 1853, and by 1862 the City was officially incorporated and named the county seat of Yolo County. To the south of Woodland is the City of Davis, and the Sacramento International Airport is located eight miles to the east. Several waterways are located near the City including the Yolo Bypass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north. I-5 and SR 113 intersect within the City and provide Woodland with access to the larger Sacramento area. Woodland's agricultural setting plays an important economic role in the City, and due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

Figure 1
Regional Location





Woodland has a population of approximately 59,044, with a total of 20,408 housing units ranging from the historic Victorian homes in the downtown core area, to newly built homes throughout the City. Of the 20,408 existing housing units within the City, 73 percent consist of family households, while the remaining 27 percent consist of non-family households, which include residences of persons who live alone or in groups composed of unrelated individuals. Additionally, 54.8 percent of housing units in Woodland are owner-occupied while the remaining 45.2 percent are renter-occupied.

Project Components

The proposed project includes the adoption of the City's 6th Cycle Housing Element. The City's 6th Cycle Housing Element is described in further detail below.

Housing Element Overview

As an element of the Woodland General Plan, and in accordance with the California Government Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the City of Woodland. The housing element is one of the seven required general plan elements mandated by California state law. State law requires that each City and County adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every four to eight years.

According to State law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to HCD at specified times during the update cycle for mandatory review.

The 6th Cycle Housing Element update corresponds to the planning period of May 15, 2021 to May 15, 2029, and the Regional Housing Needs Allocation (RHNA) projection period of October 31, 2021 to October 31, 2029. It replaces the 5th Cycle Housing Element corresponding to the planning period of 2013-2021.

City of Woodland Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The SACOG RHNP allocates a "fair share" of regional housing needs to individual cities and counties through a RHNA. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that the needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. SACOG took into account several factors in preparing the RHNP including projected households, job growth, and regional income distribution. A summary of the RHNA for the City of Woodland is shown in Table 1, below.

Table 1		
City of Woodland RHNA by Income (2021-2029)		
Income Level	RHNA	Percent of Total
Very Low	663	21.5%
Low	399	12.9%
Moderate	601	19.5%
Above Moderate	1,424	46.1%
Total	3,087	100%
<i>Source: City of Woodland 6th Cycle Housing Element, July 2021.</i>		

Additionally, several factors influence the demand for housing as well as the type of housing demanded in the City of Woodland. Major needs categories include: housing needs resulting from population growth in the City and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs resulting from overcrowding of existing units; and the housing needs of "special needs groups" such as seniors, large family households, single-parent and female-headed households, agricultural workers, households with persons with disabilities, and the homeless.

Potential Housing Opportunity Sites

The City's Housing Element identified 143 existing vacant sites within the Woodland City limits. Each site underwent 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. The City determined that the vacant sites within Woodland could accommodate a total of 3,465 units based on the existing land use and zoning designations of the parcels. However, there are currently 449 "pipeline" units, meaning projects that are already in some stage of development, within the City, and an additional 837 units are expected to be developed in the next five to 10 years under the Research and Technology Park Specific Plan (RTSP). As such, the City has capacity for an additional 827 units above the required RHNA of 3,087 units (see Table 2). Of the additional capacity, 160 units are suitable for Very Low and Low-Income units.

Table 2				
City of Woodland Site Inventory Summary				
	Very Low and Low-Income	Moderate Income	Above Moderate Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	0	269	1,449
Remaining RNHA	882	601	1,155	2,638
Realistic Unit Capacity	763	885	980	2,628
RSTP	279	279	279	837
Total Capacity	1,042	1,164	1,259	3,465
Excess Capacity Above RHNA	160	563	104	827
<i>Source: City of Woodland 6th Cycle Housing Element, July 2021.</i>				

The Woodland Site Inventory included four sites that were identified previously in the 5th Cycle Housing Element that are still vacant as of May 2021. Many of the vacant parcels within the City that were anticipated as most appropriate for residential development are located along Kentucky

Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area. The sites identified for residential development do not represent the full inventory of vacant and underutilized sites in Woodland, but rather are sites that are considered the most appropriate for residential development during the 6th Cycle planning period.

Housing Element Organization

The City's 6th Cycle Housing Element is organized into four primary sections as outlined below:

- *Introduction* – Presents the community context of the City, the organization of the Housing Element, the data sources and methods used, a summary of public participation, and the Housing Element's relationship to other General Plan elements.
- *Projected Housing Needs* – Presents the RHNA established by SACOG for the City of Woodland.
- *Housing Resources* – Presents the land resources and the financial and administrative resources available to the City as well as the City's opportunities for energy conservation.
- *Housing Plan* – Presents the goals, policies, and programs of the City's 6th Cycle Housing Element.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material such as the existing program review, housing needs assessment, sites inventory and methodology, and housing constraints are included in the appendices of the Housing Element.

Project Implementation

The approval of the City of Woodland 6th Cycle Housing Element would enable the City to preserve, improve, and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the City's 6th Cycle Housing Element and does not include the development of housing identified in the Housing Element. Therefore, physical changes to the environment would not occur and this Modified Initial Study Checklist analyzes the policy-level impacts of adopting the City's 6th Cycle Housing Element, not project-level impacts of specific improvements outlined in the document.

Discretionary Actions

The proposed project would require the following approvals by the City of Woodland City Council:

- Adoption of the Housing Element for the City of Woodland through the General Plan Amendment Process.

In addition to adoption by the City of Woodland City Council, the 6th Cycle Housing Element must be certified by HCD.

D. CEQA COMPLIANCE

This Modified Initial Study/15183 Checklist provides the evidence required that the certified General Plan EIR environmental determinations are applicable to the proposed project. The following is an overview of the steps followed for the environmental review of the proposed project.

- Review the proposed project in the context of the impact analysis and mitigation measures contained in the City's certified General Plan EIR.
- Identify adopted mitigation measures from the General Plan EIR that apply to the proposed project.
- Identify uniformly applied development policies or standards that have been previously adopted by the City with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to the proposed project.

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan, and has been adequately addressed in the certified General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forest Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

F. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist

- ☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, further environmental review is not required.

Signature

Cindy Norris, Principal Planner
Printed Name

Date

City of Woodland
For

G. ENVIRONMENTAL CHECKLIST

The following modified checklist is based on the environmental checklist form presented in Appendix G, Environmental Checklist Form, of the CEQA Guidelines. The modified checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the certified General Plan EIR. If any potentially significant impacts are identified, an EIR must be prepared to analyze such impacts.

Significant Impact due to New Information: Any significant impact that was not analyzed or discussed as significant in the certified General Plan EIR or any impact that new information which was not known at the time the prior EIR was prepared shows is more severe than previously discussed. Where such impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Impact Adequately Addressed in General Plan EIR: Impacts previously evaluated in the City's certified General Plan EIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the certified General Plan EIR.

I. AESTHETICS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✗
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✗
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✗
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✗

Discussion

a-d. The City of Woodland is located within the Sacramento Valley, approximately 20 miles northwest of Sacramento. The topography of the City is almost completely level, without any natural raised vistas of the City's surroundings. The City is surrounded on all sides by agricultural parcels that provide scenic resources which are visible from highway overpasses and some main corridors of the City. Additionally, because Woodland was first settled in 1853, the City has a number of historic landmarks and buildings that serve as scenic resources, mostly located in the Downtown area of the City.

The General Plan EIR determined that potential development under the General Plan could result in a substantial adverse effect on a scenic vista, or damage scenic resources including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; however, with the implementation of relevant General Plan goals and policies these impacts would be considered less than significant. With regard to impacts related to the degradation of the existing visual character or quality of the City and its surroundings, and the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the City, the Woodland General Plan concluded that even with implementation of General Plan goals and policies, the impact would be significant and unavoidable.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to scenic vistas or resources, would not degrade the visual character of the City, and would not cause light or glare impacts beyond what has already been anticipated in the General Plan EIR. Any future potential land use or zoning changes would be evaluated at the time the changes are proposed, and the appropriate level of CEQA review would be conducted at that time.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects

would continue to be reviewed to ensure that existing views and aesthetic conditions are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to substantial adverse effects on a scenic vista, substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, conflicting with applicable zoning and other regulations governing scenic quality, and creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✗
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	✗
d. Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	✗
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	✗

Discussion

a,b,e. The General Plan EIR concluded that even with the implementation of relevant General Plan goals and policies, buildout of the City's General Plan would result in a significant and unavoidable impact related to the conversion of Farmland. Regarding conflicting with an existing zoning for agricultural use or a Williamson Act contract, the General Plan concluded a less than significant impact would occur. While there are parcels currently zoned for agricultural use in the City, the City's General Plan specifies that the City may allow development on land zoned Agriculture when it is needed for urban development.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the proposed project would not directly convert farmland within the City to non-agricultural use. Furthermore, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to agricultural land beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that existing agricultural land is preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise resulting in the loss of Farmland to non-agricultural use, were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not

exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c,d. The General Plan EIR determined that areas within the Planning Area that meet the definition of a forestry resource, as defined by California Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or zoned Timberland Production (as defined by Government Code Section 51104[g]), do not exist. As such, implementation of the General Plan would result in no impacts to timberland or loss of forestland.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the proposed project would not directly convert forestland, timberland, or land zoned Timberland Production within the City. Furthermore, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to forestland beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that forest land is preserved, and that future projects are consistent with all General Plan goals, objectives, and policies

Therefore, impacts related to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning were **adequately addressed in the General Plan EIR**, and the proposed project's impact would be less than significant. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

III. AIR QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✗
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✗
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✗
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✗

Discussion

- a-d. The General Plan EIR concluded that even with the implementation of all relevant General Plan goals and policies, Mitigation Measures 4.3-1a, 4.3-1b, 4.3-2, 4.3-3a, through 4.3-3d, and existing State and local regulations, air quality impacts related to the buildout of the General Plan would remain significant and unavoidable.

The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. YSAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. The goals, policies, and implementation measures included in the Housing Element would not result in any impact to air quality beyond what has already been anticipated in the General Plan EIR.

The Housing Element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts to air quality. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the Yolo-Solano Air Quality Management District (YSAQMD) to attain State and national air quality standards, or violate any air quality standard. The proposed project would not result in any indirect or cumulatively adverse impacts on air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The Housing Element does include programs that encourage energy-efficiency, which may result in an indirect improvement to air quality.

Future housing projects would continue to be reviewed to ensure consistency with local, State, and federal air quality standards and consistency with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect air quality.

For the aforementioned reasons, impacts related to air quality were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✗
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✗
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✗
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✗
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✗
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✗

Discussion

- a-d. The General Plan EIR determined that with the implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-2a through 4.4-2c, 4.4-3a through 4.4-3d, 4.4-4a, and 4.4-4b, and compliance with relevant General Plan goals and policies, State, and Federal laws, impacts related to special status species, riparian habitat, wetlands, and migratory wildlife corridors would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. The goals, policies, and implementation measures included in the Housing Element would not impact special-status species, riparian or other sensitive habitats, including wetlands or migration routes for wildlife species in the region beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the preservation of special status species, riparian habitats, and migration corridors, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to the proposed project were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- e.f. The General Plan EIR concluded that with compliance with applicable General Plan policies, and Mitigation Measures 4.4-7a through 4.4-7c, implementation of the General Plan would result in a less-than-significant impact related to conflicting with local policies or ordinances protecting biological resources, or an adopted habitat conservation plan.

Pursuant to Chapter 12.48 of the City's Municipal Code, protected trees within the City of Woodland consist of heritage trees and landmark trees. Heritage trees are defined as any valley oak tree with a trunk diameter of 33 inches or more at breast height (54 inches) that is of good quality in terms of health, vigor, growth, and conformity to generally accepted horticultural standards of shape for its species. A landmark tree is defined as a tree or stand of trees that is of historical or public significance, as designated by the City Council upon the recommendation of the Parks and Recreation Commission, the Historical Preservation Commission, and the Urban Forestry Group.

Woodland falls within the boundaries of the Yolo Habitat Conservation Plan/Natural Conservation Community Plan (HCP/NCCP), which establishes an effective framework to protect natural resources in Yolo County, while improving and streamlining the environmental permitting process for impacts on special status species and provides guidance for the mitigation of impacts to covered species. The Housing Element has been prepared to be consistent with the City's adopted General Plan and ordinances. Future development projects would be required to be consistent with local policies and ordinances. The City requires a tree plan pursuant to Section 12.48.090 for any application for a development project within the City as well as a program for replacement of any trees proposed to be removed as required by Section 12.48.100. Additionally, future development consistent with the Housing Element would be required to comply with the City's tree preservation requirements and the requirements set by the Yolo County HCP/NCCP.

Based on the above, impacts related to conflicting with Chapter 12.48 of the City's Municipal Code and the Yolo County HCP/NCCP were **adequately addressed in the General Plan EIR**, which anticipated buildout of the Planning Area. Other policies related to protection of biological resources do not apply to the proposed project, beyond those discussed in questions 'a' through 'd' above, with which the project would be consistent. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

V. CULTURAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✗
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✗
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✗

Discussion

- a-c. Historical resources are features that are associated with the lives of historically-important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

As part of the General Plan EIR, a records search was conducted by the California Historic Resources Information System (CHRIS), which did not find any previously recorded archeological resources located within the General Plan EIR study area. However, due to the potential for the discovery of unknown cultural resource sites during earthmoving activities, the General Plan EIR concluded that even with the implementation of Mitigation Measures 4.6-1a through 4.6-1d and 4.6-2, buildout of the General Plan could cause a substantial adverse change in the significance of a cultural resource, or disturb human remains, including those interred outside of dedicated cemeteries, and a significant and unavoidable impact would result.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not have a substantial adverse change in the significance of a cultural resource beyond what has been previously anticipated by the City's General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that the preservation of cultural resources within the City, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the

proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VI. ENERGY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✗
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✗

Discussion

- a,b. The main forms of available energy supply are electricity, natural gas, and oil. During buildout of the City's General Plan, energy would be consumed in the form of fossil fuels and electricity. However, the City's General Plan is in compliance with the Woodland Citywide Climate Action Plan (CAP), which was approved at the same time as the City's General Plan. The City's General Plan includes policies from the CAP related to energy usage. Per the City's General Plan EIR, implementation of existing State regulations, along with General Plan policies would have the effect of reducing energy demand and therefore, would reduce potential adverse environmental effects associated with energy demand. Thus, the General Plan concluded impacts related to energy would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in a potentially significant environmental impact due to the wasteful, inefficient or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Any future residential development would be subject to all relevant provisions of the most recent update of the California Building Standards Commission (CBSC), including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that future residential development within Woodland would consume energy efficiently. In addition, electricity supplied to buildings within the project area would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030.³ Thus, a portion of the energy consumed during operations would originate from renewable sources.

Based on the above, impacts related to energy use would be less than significant, and were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

³ California Public Utilities Commission. Renewables Portfolio Standard (RPS) Program. Available at: <https://www.cpuc.ca.gov/rps/>. Accessed June 2021.

VII. GEOLOGY AND SOILS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✗
ii. Strong seismic ground shaking?	☐	☐	✗
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✗
iv. Landslides?	☐	☐	✗
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✗
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✗
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✗
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	✗
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✗

Discussion

- a-f. The City's General Plan concluded that with the implementation of applicable General Plan policies, and compliance with relevant laws and ordinances, impacts related to fault rupture hazards and seismic ground shaking, along with soil erosion would be less than significant. Furthermore, the General Plan concluded that with the additional implementation of Mitigation Measure 4.7-3a, impacts related to unstable soils, expansive soils, and soils unsuitable for septic systems would be less than significant, and implementation of Mitigation Measure 4.7-4 would reduce impacts related to loss or damage to paleontological resources to a less than significant level. Given that the proposed project would be consistent with the City's General Plan, potential geological hazards associated with the proposed project have been anticipated by the City and analyzed in the General Plan EIR.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not directly or indirectly cause a potential substantial adverse effect related to geologic hazards beyond what has been previously anticipated by the City's General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that geologic hazards do not occur within the City, and that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, potential impacts associated with buildout of the proposed project have been anticipated by the City and analyzed in the General Plan EIR, and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✗
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✗

Discussion

- a,b. Emissions of Greenhouse Gasses (GHGs) contributing to global climate change can be attributed in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and City, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

According to the General Plan EIR, development facilitated by the General Plan would generate GHG emissions; however, implementation of the policies within the General Plan and the Woodland Citywide CAP, as well as Mitigation Measures 4.5-1a through 4.5-1c, and 4.5-2 within the General Plan EIR would ensure that development would meet the Statewide emissions targets. As such, the General Plan EIR concluded that impacts related to the generation of GHGs would be less than cumulatively considerable, and impacts related to a conflict with an applicable GHG reduction plan would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to GHG emissions beyond what has already been anticipated in the General Plan EIR.

The goals, policies, and programs of the Housing Element would not conflict with or obstruct the implementation of the air quality plans prepared by the California Air Resources Board (CARB) or the YSAQMD. In addition, the City has prepared a Citywide CAP to attain the emissions reductions required by AB 32, Senate Bill (SB) 32, and Executive Orders B-30-15 and S-3-05, and the Housing Element includes programs that encourage energy-efficiency, which may result in an indirect improvement to GHG emissions.

Future housing projects would continue to be reviewed to ensure consistency with local, State, and federal emissions standards and consistency with the goals, policies, and standards established within the other elements of the General Plan that are intended to reduce GHG emissions.

Based on the above, the proposed project would not conflict with the applicable YSAQMD thresholds, the CARB 2017 Scoping Plan, or the City's CAP. Therefore, impacts related to the generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and could conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✗
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✗
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✗
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✗
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✗
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✗
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✗

Discussion

- a-d. The General Plan EIR concluded that, given compliance with applicable General Plan policies, as well as State and federal regulations related to hazardous waste, impacts related to the routine transport, use or disposal of hazardous waste, the likely release of hazardous materials into the environment, the emission of hazardous substances within one-quarter mile of a school, or the development of a site that is included on a list of hazardous materials sites, would be less than significant.

The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials.

The Planning Area has 101 sites that are included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 or that need further investigation; however, these sites are regulated by existing federal and state policies and have been or are being investigated and remediated. Additionally, the location and nature of development would continue to be guided by the Woodland General Plan and Zoning Code. Future housing projects would continue to be reviewed to ensure that development of housing does not result in potentially significant hazards or expose people to potential health hazards and for consistency with local, State, and federal requirements and guidelines. Actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the goals, policies, and standards established within the

other elements of the General Plan that are intended to protect the safety of the community.

Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or the development of a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- e. Public and private airports do not exist within the Woodland Planning Area. The nearest airport relative to the Planning Area is the Watts Woodland Airport, located approximately three miles to the west of the City. However, a portion of the Woodland Planning Area is located in Sacramento International Airport Influence Area. As such, the Woodland General Plan includes policies to avoid any adverse impact related to the Airport Influence Area, and the General Plan EIR concluded that impacts related to safety hazards for people residing or working within an airport influence area would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City. Therefore, the proposed project would not result in hazards associated with airport operations, and the conclusions of the General Plan EIR remain applicable to the project. Impacts related to resulting in a safety hazard or excessive noise for people residing or working in the project area were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- f. The Woodland Emergency Operations Plan provides the framework for the City to accommodate safety needs when planning and to be appropriately prepared for emergencies. General Plan policies support the mitigation of and preparation for emergencies within the planning area. Based on compliance with the policies set forth in the General Plan, the General Plan EIR concluded that impacts related to emergency response and evacuation would be less than significant.

Given that the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City, the proposed project would not include any unique elements that would result in substantial safety hazards in the event of an evacuation or other emergency. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, impacts related to interfering with an emergency evacuation or response plan were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed

project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Modified Initial Study/15183 Checklist. As noted therein, the General Plan EIR concluded that impacts related to wildfire hazards would be less than significant.

The City's Planning Area is not located within or near a Very High Fire Hazard Severity Zone or State Responsibility Area.⁴ Additionally, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Furthermore, the proposed project is consistent with the City's General Plan and therefore, the specific goals and policies that have been identified in the Housing Element would be consistent with the General Plan policies related to wildfires. Therefore, impacts related to wildfire risk were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

⁴ California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✗
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✗
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✗
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✗
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✗
iv. Impede or redirect flood flows?	☐	☐	✗
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✗
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✗

Discussion

- a. The General Plan EIR concluded that compliance with current land use, stormwater, grading, and erosion control regulations, along with the adoption and implementation of applicable General Plan policies and Mitigation Measures 4.9-1 and 4.9-2, any impacts related to the violation of water quality standards or waste discharge requirements, or the substantial degradation of surface or ground water quality would be less than significant.

Although construction of the future residential development associated with implementation of the Housing Element could result in impacts associated with water quality, the proposed project does not involve any physical development. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to hydrology, water quality, and drainage, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, the proposed project would not violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality beyond what has been previously anticipated by the City's General Plan EIR.

Based on the above, impacts related to violation of water quality standards or degradation of water quality during construction or operation were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist.

Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- b,e. According to the General Plan EIR, implementation of the goals and policies applicable to groundwater issues would reduce impacts related to buildout of the General Plan study area to a less-than-significant level.

The Housing Element is a policy-level document that does not include site-specific development proposals, and future projects would be required to implement General Plan goals and policies related to groundwater supplies and groundwater recharge. Therefore, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c.i-iii. The General Plan EIR determined that the implementation of new development under the General Plan would result in an increase in total impervious surface area and subsequent alterations to drainage patterns. However, the General Plan EIR found that with the implementation of current grading, erosion, and flood control regulations, along with the adoption of the policies and actions included in the General Plan, and Mitigation Measure 4.9-3, impacts would be reduced to a less-than-significant level.

Although implementation of future residential development associated with the Housing Element could result in impacts associated with alterations to drainage patterns, the proposed project does not involve any physical development. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to drainage, as well as comply with all applicable federal, State, and local regulations. Therefore, the proposed project would not alter drainage patterns beyond what has been previously anticipated by the City's General Plan EIR.

Therefore, impacts related to substantially altering the existing drainage pattern of the site, including through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff, were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c.iv. According to the Woodland General Plan EIR, portions of the City are located within 100-year and 200-year Flood Hazard Areas. Additionally, portions of the City would be subject to inundation following the failure of the Indian Valley Dam. However, development facilitated under the General Plan would not exacerbate the risk of inundation from dam failure. Housing would only be placed in new growth areas within a current 100-year flood hazard area if a funded, comprehensive flood solution was secured (GP Policy 2.B.2). Additionally, General Plan policies prohibit the diversion of flood flows onto adjacent properties within Flood Hazard Zones. As such, the General Plan EIR concluded that

implementation of the General Plan would result in less-than-significant impacts related to impeding or redirecting flood flows.

As a planning document, the policies and programs of the Woodland General Plan are intended to assure that future development mitigate potential impacts regarding flooding. Flood control policies and programs would be implemented by development projects within the City of Wheatland. The Housing Element is a policy-level document and does not involve any physical change to the environment. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to flooding, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, the proposed project would not impede or redirect flood flows beyond what has been previously anticipated by the City's General Plan EIR.

Based on the above, impacts related flooding were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. As discussed under question 'c.iv' above, portions of the City are located within 100-year and 200-year Flood Hazard Areas. As such, the General Plan EIR concluded a significant and unavoidable impact related to the exposure of people and structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. However, the proposed project is a policy-level document and does not involve any physical change to the environment. The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to flooding, as well as comply with all applicable federal, State, and local water quality regulations.

Impacts related to tsunamis were dismissed in the General Plan EIR due to the City's substantial distance from the coast. Additionally, the City is protected from exposure to seiches by levees on both the east and west sides of the Yolo Bypass, which lies between the City and the Sacramento River, as well as levees on the west side of the Sacramento River. The levees were designed and engineered to withstand seismic activity, including the potential for seiches.

Therefore, the proposed project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and impacts related to the release of pollutants following inundation due to flooding, tsunami, or seiche were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XI. LAND USE AND PLANNING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	☐	☐	✗
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✗

Discussion

- a,b. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. According to the General Plan EIR, the City of Woodland contains approximately 2,246 acres of vacant land available for development. The General Plan does not include substantial land use or circulation changes that would physically divide an established community. As such, the General Plan EIR concluded that implementation of the General Plan would result in less-than-significant impacts related to physically dividing an established community. Additionally, the City's General Plan concluded that although implementation of General Plan development would differ from the Yolo County 2030 General Plan, which has jurisdiction over unincorporated land within the Woodland Planning Area, the impact would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not cause impacts related to physically dividing an established community beyond what has been previously anticipated by the City's General Plan EIR.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation and environmental effect.

As discussed throughout this Modified Initial Study/15183 Checklist, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Therefore, impacts related to land use and planning were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XII. MINERAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	×
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	×

Discussion

- a,b. As noted in the City's General Plan EIR, the California Division of Mines and Geology has classified aggregate mineral zones throughout the State. The zone closest to Woodland is within Cache Creek and its floodplain; however, mineral resource areas are not located within the City's Planning Area. Six aggregate mines are currently in operation along Cache Creek, with the operations of Teichert Aggregates Woodland being the closest, located about two to three miles west of the Planning Area.

As significant mineral resource deposits have not been identified within the Planning Area, impacts to mineral resources would not occur as a result of development of the proposed project.

Based on the above, impacts related to mineral resources were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIII. NOISE.

Would the project result in:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✗
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✗
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	✗

Discussion

- a,b. The General Plan EIR concluded that future development and implementation of General Plan policies would result in a significant impact related to the exposure of existing and proposed noise sensitive land uses to noticeable noise increases from short-term construction activities and long-term transportation noise levels. The General Plan EIR also concluded a significant impact related to the exposure or generation of vibration. The General Plan EIR identifies Mitigation Measures 4.11-1 through 4.11-3b; however, even with the implementation of these mitigation measures, the General Plan concluded the impacts related to noise and vibration exposure would be significant and unavoidable.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not cause impacts related to the substantial temporary or permanent increase in ambient noise levels or excessive groundborne vibration beyond what has been previously anticipated by the City's General Plan EIR.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that they are consistent with all General Plan goals, objectives, and policies.

Given required compliance with General Plan standards, potential impacts related to noise and vibration were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. Public and private airports do not exist within the City of Woodland Planning Area. The nearest airport relative to the Planning Area is the Watts Woodland Airport, located approximately three miles to the west of the City. A portion of the Woodland Planning Area is located in Sacramento International Airport Influence Area; however, the Woodland

General Plan includes policies to avoid any adverse impact related to the Airport Influence Area, and the General Plan EIR concluded that impacts related to aircraft noise associated with buildout of the General Plan would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City. Therefore, the proposed project would not result in hazards associated with airport operations, and the conclusions of the General Plan EIR remain applicable to the project. Impacts related to resulting in a safety hazard or excessive noise for people residing or working in the project area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIV. POPULATION AND HOUSING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	×
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	×

Discussion

- a,b. Pursuant to the land use designations included in the General Plan, full buildout of the General Plan could accommodate an estimated 19,300 new residents, 7,000 new dwelling units, and 18,210 new jobs, in the City. According to the General Plan EIR, mitigation to reduce the impact of population growth is not feasible, and even with implementation of General Plan policies, a significant and unavoidable impact would occur related to substantial population growth. However, the General Plan EIR determined that impacts related to displacing substantial numbers of people or housing would be less than significant because the General Plan does not propose to convert established residential areas to nonresidential land uses or changing that land use or development character of existing developed residential areas.

The Housing Element contains housing goals intended to encourage housing to meet Woodland's housing needs and would therefore accommodate growth rather than induce growth. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. The RHNA for the 2021–2029 Housing Element planning period is 3,087 units. Based on the average household size in the City of 2.84 persons per household and the RHNA of 3,087 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the City's population by approximately 8,767, which is far below the 19,300 new residents anticipated in the City's General Plan EIR and, thereby, consistent with the conditions evaluated in the General Plan EIR. However, as stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development in the City is required to be developed in compliance with local regulations, including the General Plan and Zoning Ordinance. Therefore, impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	☐	☐	✗
b. Police protection?	☐	☐	✗
c. Schools?	☐	☐	✗
d. Parks?	☐	☐	✗
e. Other Public Facilities?	☐	☐	✗

Discussion

a,b,e. Fire protection and emergency services are provided to the City by the Woodland Fire Department (WFD). The WFD operates three stations within the City of Woodland and is staffed with 45 personnel.⁵ Police protection is provided to the City by the Woodland Police Department. The Woodland Police Department employs 79 full-time employees consisting of 64 sworn patrol officers and 15 non-sworn support personnel.⁶ Future development from buildout of the General Plan may increase demand for public services and facilities. However, in accordance with the goals and policies included in the General Plan, the City would be required to provide additional public safety, fire protection, and emergency services to accommodate such growth. As such, the General Plan EIR concluded that, with implementation of the goals and policies in the General Plan, impacts to police protection and fire services would be less than significant.

However, the General Plan EIR concluded that implementation of the General Plan could result in substantial adverse physical impacts associated with other public facilities. As such, Mitigation Measure 4.12-5a would require the adoption of a Municipal Facilities Master Plan for the City to identify future needs for government offices, library facilities, and any other municipal service facilities not addressed in the City's Parks, Recreation, and Community Services Master Plan. With implementation of Mitigation Measure 4.12-5a and all other applicable General Plan policies, impacts would be considered less than significant.

The proposed project is a policy-level document and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs, and includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to police, fire, and other public facilities beyond what has already been anticipated in the General Plan EIR.

⁵ City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-13]. January 2017.

⁶ City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-8]. January 2017.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the adequate provision of police, fire, and public facilities consistent with the General Plan to ensure that any new development of these facilities needed to support future residential development does not have an adverse effect of the environment.

Therefore, impacts related to the need for new or physically altered fire or police protection facilities, or other public facilities from implementation of the proposed project would not be more severe than was anticipated to occur in the General Plan EIR, and the proposed project would not result in increased demand for such services beyond what has been anticipated. Impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- c. The City of Woodland is served by the Woodland Joint Unified School District (WJUSD), which includes eight public schools. The WJUSD currently uses a 24 student per classroom loading factor for kindergarten and first grade, a 32 student per classroom loading factor for grades 2-6, and a 36 student per classroom loading factor for grades 7 through 12.⁷ The General Plan EIR concluded that with buildout of the General Plan, impacts to school facilities would be potentially significant; however, the payment of fees authorized by SB 50 would be deemed full and complete mitigation, and would reduce impacts to school facilities to a less-than-significant level.

As discussed above, the proposed project is a policy-level document, and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the Housing Element would not result in any impact to school facilities beyond what has already been anticipated in the General Plan EIR. Implementation of the proposed project would not impact the WJUSD, and the proposed project would have a less-than-significant impact related to the need for new or physically altered schools, the construction of which could cause significant environmental impacts. Therefore, impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

- d. Issues related to parks and recreation are discussed in further detail in Section XVI, Recreation, below. As noted therein, the General Plan EIR concluded that impacts related to recreation would be less than significant. Because the proposed project is a policy-level document, and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, the Housing Element would not result in any impact to recreational facilities beyond what has already been anticipated in the General Plan EIR. As such, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

⁷ City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-28]. January 2017.

XVI. RECREATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✗
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✗

Discussion

- a,b. As noted in the General Plan EIR, residents of Woodland have access to a total of 394.3 acres of parks and recreational facilities. Although additional residents would be expected to place added physical demands on existing park facilities, it is anticipated that new parkland would be created to serve new residential growth areas. As additional parkland would be added over time with new development, impacts related to use overall would be spread over more facilities, and thus the increased use of existing parks and recreational facilities would not result in substantial physical deterioration of existing facilities.

Additionally, development of new recreational facilities or the expansion of existing facilities would be required to conduct environmental review pursuant to CEQA prior to approval. To the extent feasible, the environmental impacts associated with construction would be mitigated to below a level of significance, consistent with CEQA. As such, the General Plan EIR concluded that implementation of the General Plan would not result in any significant impacts to recreational facilities.

The proposed Housing Element is a policy-level document and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to recreational facilities beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the adequate provision of recreational facilities consistent with the General Plan to ensure that any new development of recreational facilities needed to support future residential development does not have an adverse effect of the environment.

Based on the above, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XVII. TRANSPORTATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✗
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✗
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✗
d. Result in inadequate emergency access?	☐	☐	✗

Discussion

- a-d. The General Plan EIR found that increased traffic generated by the General Plan could conflict with a program, plan, ordinance, or policy addressing the City's circulation system; however, implementation of Mitigation Measures 4.13-1a, 4.13-1b, 4.13-2, 4.13-3a, and 4.13-3b would reduce the impact to a less-than-significant level. Additionally, the General Plan EIR found that a potentially significant impact could occur related to compliance with CEQA Guidelines Section 15064.3(b); however, implementation of Mitigation Measure 4.13-1c would result in a less-than-significant impact. The General Plan EIR determined the General Plan's impact on emergency access and hazards due to geometric design features and incompatible uses would be less than significant.

The proposed project includes policies and programs designed to facilitate the construction and conservation of housing to meet Woodland's housing needs. Subsequent residential development projects could result in an increase in traffic on City roadways and a decrease in level of service on those roadways. However, the Housing Element is a policy-level document that does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to transportation beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies related to transportation.

Based on the above, impacts related to transportation were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✗
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✗

Discussion

- a,b. As discussed in Section V, Cultural Resources, a records search was conducted by the CHRIS as part of the General Plan EIR, which did not find any previously recorded archeological resources located within the General Plan EIR study area. Additionally, during preparation of the General Plan EIR, the City sent tribal consultation letters to the Cortina Band of Indians, Yocha Dehe Wintun Nation, the United Auburn Indian Community of the Auburn Rancheria, Lone Band of Miwok Indians, and the Torres Martinez Desert Cahuilla Indians on May 23, 2016. The City received a response from the Yocha Dehe Wintun Nation, which identified that the City's Planning Area is within an area of cultural interest to the tribe, and requested further consultation, which was completed as part of the General Plan EIR process. The City's General Plan EIR identified Mitigation Measures 4.6-1a through 4.6-1d and 4.6-2 to help reduce the impact that buildout of the General Plan could have on undiscovered cultural and tribal cultural resources.

It is noted that notification and/or consultation under AB 52 is not required for the proposed project given that this checklist determines that additional environmental review is not required for the project, consistent with CEQA Guidelines Section 15183.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to tribal cultural resources beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects

would continue to be reviewed to ensure that tribal cultural resources are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to tribal cultural resources would be less than significant and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✗
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✗
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✗
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✗
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✗

Discussion

- a-e. The General Plan EIR determined that with adherence to State and Federal regulations, along with the implementation of General Plan policies, impacts on water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities would be less-than-significant, requiring no mitigation.

As stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the City would be required to comply with all applicable local, State, and Federal regulations. The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies.

Additionally, future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the Housing Element would not result in any impact to the capacity of the City's utilities and service systems beyond what has already been anticipated in the General Plan EIR.

Based on the above, impacts on the City's water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project

or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✗
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✗
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✗
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✗

Discussion

- a-d. As noted in the General Plan EIR, most of the City of Woodland is located in a non-wildland/non-urban area that is not at risk for wildfires. One area within the City, identified as SP-1A is adjacent to a Moderate Fire Hazard Severity Zone. However, with implementation of relevant General Plan goals and policies, and existing regulations related to fire flow, access, and clearances around structures, the General Plan concluded a less-than-significant impact related to wildfires.

As noted in the General Plan, and according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the Woodland Planning Area is not located within or near a Very High Fire Hazard Severity Zone or State Responsibility Area.⁸ Additionally, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development within the City.

Furthermore, the proposed project is consistent with the City's General Plan and therefore, the specific goals and policies that have been identified in the Housing Element would be consistent with the General Plan policies related to wildfires.

Based on the above, impacts related to wildfire risk were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

⁸ California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✗
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✗
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✗

Discussion

- a. As discussed in Section IV, Biological Resources, of this Modified Initial Study/15183 Checklist, the implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-2a through 4.4-2c, 4.4-3a through 4.4-3d, 4.4-4a, and 4.4-4b, and compliance with relevant General Plan goals and policies and State and Federal laws would ensure that significant impacts to special-status wildlife species would not occur. In addition, because the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the preservation of special status species, and historic and prehistoric resources.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been **adequately addressed in the General Plan EIR**, and the criteria for requiring further CEQA review are not met.

- b. The proposed project in conjunction with other development within the City of Woodland could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the potential future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to aesthetic and visual resources, agricultural resources, air quality, cultural resources, hydrology and

water quality, land use planning, population, and housing, noise and vibration, and utilities and service systems would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts, which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR.

Based on the above, impacts related to cumulative effects were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines 15183, the criteria for requiring further CEQA review are not met.

- c. As described in this Modified Initial Study/15183 Checklist, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future residential development facilitated by the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County, State, and Federal regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study/15183 Checklist, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond those effects previously analyzed as part of the General Plan EIR. Therefore, impacts related to environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

H. SOURCES

The following documents are referenced information sources used for the purpose of this document:

1. California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.
2. California Public Utilities Commission. Renewables Portfolio Standard (RPS) Program. Available at: <https://www.cpuc.ca.gov/rps/>. Accessed June 2021.
3. City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. January 2017.
4. City of Woodland. *City of Woodland 2035 General Plan*. May 16, 2017.
5. City of Woodland. *City of Woodland 6th Cycle Housing Element*. July 2021.

APPENDIX

CITY OF WOODLAND 6TH CYCLE HOUSING ELEMENT

Summary of City Actions Taken and Units Provided to Increase Affordable Housing During the 5 th Cycle Housing Element Period 2013-2021	
Funding	
\$2.4 M Loan	Phase 1 & 2 of Mutual Housing as Spring Lake resulting in 100 rental units for Farmworker housing.
\$1.4M Grant	From SL affordable housing in-lieu fee and off-site affordable fee revenues as well as dedication of city-owned land at no cost for construction of a 61-unit permanent supportive housing project at the NWC of Beamer and CR 102 to serve homeless individuals.
\$1.1M	City funds provided as well as City acting as developer for a 100-unit emergency shelter at the NWC of Beamer and CR102. Completed in December with operation in January 2021
\$900K	Land value for a 4.6-acre land dedication site in SL, dedicated to a local non-profit builder in lieu of affordable fees, requiring a minimum of 112 lower income senior units.
\$65,000	Funds to assist the rehabilitation of 42 unit Cottonwood Meadows
Units Provided	
255 Farmworker units	100 units at Sacramento Mutual Housing and approximately 155 units at Casa Del Sol
1,659 Lower Income Qualified Units	Rental projects with affordability covenants. (131 Extremely Low income, 527 Very Low Income, and 1,001 Low Income units)
90 First time homebuyers	Homebuyers assisted with City loans since 2006. (120 assisted since 2002).
65 Homebuyers	Of the 90 Inclusionary units assisted since 2006, approximately 65 are still occupied by the original owner.
100 shelter beds	East Beamer Way Emergency Shelter project
120+ Supportive Housing beds	Assists more than 120 individuals (families and single adults)
Other City Actions Taken to Facilitate Housing Development	
General Plan and Interim Zoning Update	City updated the General Plan in 2017 and Interim Zoning in 2018 and 2020 to allow multi-family as a permitted use, increase densities, and provide objective development standards. Together resulting in an additional 1,000 possible units.
Development Impact Fee Update	City updated MPFP fees in 2019 to facilitate infill and smaller unit greenfield development resulting in affordability by design project approvals (Downtown Suites, Cleveland Suites, Beeghly Ranch and Parkside 3). Approximately 199 units approved and under construction.
Fee Deferral	City approved a fee deferral program, which has been actively used by multiple housing developments.
Affordable Housing Ordinance	City updated the Affordable Housing Ordinance in 2018 and 2020 to clarify in-lieu fee payment and stimulate housing production.
Fair Housing Services	City uses CDBG monies to fund Fair Housing advocacy.
Lower income area infrastructure	City funds infrastructure improvements and Public Service agencies primarily serving low-moderate income households annually utilizing CDBG funds.
Infrastructure improvements that help future housing development	West Main Street transportation improvement grant; Kentucky Avenue transportation improvement project; Gibson Road Complete Street Project; Annual Sewer & Water Repair Improvement Projects; Matmor and Gum Ave Rehabilitation; Annual road Maintenance; ADA Improvements

City of Woodland
Summary of Affordable Rental Projects

	Project Name	Address	Owner	Total Units	ELI	VLI	LI
1	180 W. Beamer Street Apartments	180 W. Beamer St	Mercy Housing/New Hope Cmty Dev Corp	80	35	44	0
2	Acacia Glen Senior Apartments	615 Acacia Way	Acacia Glen LLC	41	0	8	0
3	Casa del Sol Mobile Home Park	709 East St	Community Hsng Opps Corporation	156	0	94	39
4	Cherry Glen	762 W Lincoln Ave	Dawson Holdings, Inc	44	5	20	18
5	Cottonwood Meadows	120 N Cottonwood St	New Hope CDC	48	0	0	14
6	Crosswood Apts	646 Third St	New Hope CDC	48	17	19	11
7	Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	29	0	43
8	Eaglewood Apts	1975 Maxwell Ave	Eaglewood CA Partners LLC	156	0	4	36
9	Fair Plaza East Senior Apartments	35 W Clover St	Fair Plaza Sr Apts LP	68	0	7	60
10	Hotel Woodland	436 Main St	Hotel Woodland LP	76	0	76	0
11	Greenery	505 W Cross St	Greenery Housing Associates LP	95	0	0	95
12	Heritage Oaks	186 Muir St	Heritage Oaks LP	120	0	12	108
13	Leisureville Mobile Home Park	1313 E Gibson Rd	Leisureville Community Association	150	0	0	76
14	Lincoln Gardens II	440 Ashley Ave	Lincoln Gardens II	20	0	4	0
15	Mutual Housing at Spring Lake	2170 Farmers Central Rd	Spring Lake Housing Assocs LP	101	11	64	25
16	New Dimensions Apartments	582 Kentucky Ave	Yolo Community Care Continuum	15	0	15	0
17	925 North Street	925 North St	Friends of the Mission	7	7	0	0
18	Rochdale Grange	2090 Heritage Parkway	Rochdale Grange LP	44	0	43	0
19	Greens Annex (Skylark Apartments)	505 Community Ln	Horowitz Declaration of Trust	29	3	4	0
20	Summer House	206 Fifth St	Summer House Inc	5	5	0	0
21	Summertree Apartments	555 Community Ln	Summertree Apts	93	0	0	91
22	Sycamore Pointe	521 Pioneer Ave	Sycamore Pt Partnership LP	136	0	11	124
23	Terracina Spring Lake	1620 Mickle Ave	Springlake Family Apts LP	156	0	85	71
24	Woodmark Apartments	700 Kincheloe Ct	Woodmark Partnership LP	173	0	17	154
25	Yolano Village	0 Lemen Ave	Yolo County Housing	60	24	0	36
TOTALS				1993	136	527	1001
Notes:							
(1) ELI = extremely low income, VLI = very low income and LI = low income.							
(2) Projects 7 and 25 are public housing and the ELI are not income-restricted; however, historically they have been occupied by LI households.							
(3) The units at project 16 are set at 35% of Median Household Income (6 units) and 50% of Median Household Income (9 units).							
(4) Project 20 units are for developmentally disabled adults and have been occupied by ELI residents receiving SSI, but they are not ELI restricted.							



July 2, 2021

Via U.S. Mail and E-Mail (Cindy.Norris@cityofwoodland.org)

Cindy Norris, Principal Planner
Department of Community Development
300 First St.
Woodland, CA 95695

Re: Housing Element Update 2021-2029, Draft Submitted May 17, 2021 and
substantially revised to add AFFH section on July 1, 2021

Dear Ms. Norris and City of Woodland Staff,

We are writing to provide comments on the Draft Housing Element released for public comment and submitted to the California Department of Housing and Community Development (HCD) on May 17, 2021.

As you know, Legal Services of Northern California ("LSNC") is a nonprofit civil legal aid organization providing legal assistance to low income individuals and families throughout Yolo County. LSNC's mission is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community. LSNC has represented tenants in Yolo County since 1967. Last year, we handled more than 900 housing cases, including almost 300 cases for Woodland households. Through our work, we gain insight into the struggles of low-income residents in Woodland.

We have prepared these comments in partnership with and on behalf of the Sacramento Housing Alliance, a nonprofit coalition that works to ensure that all people in the greater Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods supported by equitable public policies and practices.

The draft element adequately addresses many of the statutory requirements. Our comments cover areas where additional changes are needed to comply with the law and provide the most effective strategies to address the critical housing needs facing Woodland residents with low incomes. We, along with SHA, are happy to discuss our comments and provide additional input as the City incorporates our suggestions and finalizes the draft.

I. Public Participation

We understand that the City faced significant barriers in fostering public participation from the community during the preparation of the Housing Element due to the COVID-19 pandemic. We appreciate the City's efforts in holding listening sessions with three groups of community stakeholders. The efforts listed in the Housing Element are all digital, which likely means that key

segments of the population were left out of outreach efforts. We are concerned that the City did not make an effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In fact, the draft Housing Element was not made available for public review until after it was submitted to HCD. The fact that all meetings, workshops, and public notices happened on a website, web platform, or social media site means that populations without reliable internet or computer access could not participate, especially during a time that libraries were not open. It is likely that segments of the population including those with disabilities, some seniors, and residents experiencing homelessness could not participate due to the entirely digital nature of the process. I think this was highlighted by the fact that our office provided the only comment during the June 2nd Virtual Community-wide Public Workshop.

Further, the City released the draft Housing Element for public comment and submitted it to HCD on the same day, thus undercutting the public's opportunity to participate meaningfully in the development of the Housing Element. (Cal. Gov't Code 65583(c)(7).) The City subsequently released a major update to the Draft, adding 60 pages and the previously omitted Affirmatively Furthering Fair Housing section, on July 1, 2021. Because the Housing Element was not complete when the City initially submitted it to HCD and released it to the public, the timeline for review and comments should begin on the date the City released a complete Draft, July 1, 2021. Moreover, the City should describe how it will consider and incorporate comments from the public, especially as it relates to the newly added AFFH Section.

II. Housing Goals, Policies, and Programs

a. The City Should Quantify Objectives and Bolster its Programs.

The Element does not quantify objectives for most of its programs, and some of the listed programs are not actually programs, but rather action steps to create a policy or program. The programs need more description of what the City is committing to do, and the specific steps necessary to complete it with deadlines included. Many of the programs with ongoing timelines actually include specific steps that should have a deadline or tangible schedule of when action on the item will take place, including Development of Housing Programs 2, 4, 10, 13, 15, 19; Maintenance of Housing Programs 1, 2; and Equal Opportunity in Housing Programs 4, and 5.

The Element should also list quantified objectives for any housing need addressed in the assessment section and propose measureable outcomes. For example, the City's conclusion that Woodland has above average proportion of low income households and a higher ratio of low wage jobs compared to affordable units, and a lack of high opportunity units should be addressed in programs. (Element, pg. 6.) The complete lack of affordable projects in the pipeline compared to moderate and above moderate projects suggests this divide will only increase. The programs should contain specific action steps for engaging developers interested in building affordable housing and identifying appropriate sites in high opportunity areas. A vague statement that the City will "work with affordable housing developers interested in multi-family housing bonds", for example, is insufficient to meet this need." (Element, p. 19, Program A 11.) We are pleased to see the City is making efforts to support funding for the preservation and construction of affordable

units. (Element p. 19, Programs A. 13, 14, and 16), but the lack of affordable housing developments suggests that other constraints exist.

Further, most programs should be revised to include more specific implementation commitments to demonstrate how a beneficial impact will be achieved in the planning period. It is impossible to demonstrate how the programs “will have a beneficial impact” within the planning period without some standard to evaluate outcomes.

b. Preservation of Existing Affordable Housing Units

The National Housing Preservation Database (NHPD) lists a significant number of affordable units in Woodland with subsidies expiring in the next ten years, in addition to the units identified in the Element. The Element identifies Leisureville Mobile Home Park and Sycamore Point Apartments as properties containing units with expiring subsidies. Hotel Woodland, which has approximately 75 affordable one bedroom units, has 9% LIHTC funding that will expire on Jan. 1, 2027 according to the NHPD. Woodmark Apartments, which has 40 one-bedroom, 108 two-bedroom, and 25 three-bedroom or larger affordable units, has a 4% LIHTC subsidy that will expire on or around January 1, 2030. The City correctly identifies Sycamore Point as having 135 expiring units that expire on or around January 2031, but the property also has 11 HOME funded units that expire on or around April 9, 2024. The City should include an effective program to ensure that it knows its affordable housing inventory, the date of expiring subsidies, and include action steps to preserve the units. Examples include reaching out to nonprofit developers and applying for funding in conjunction with nonprofit developers by a specific date, relative to the expiration of the subsidy.

III. Adequate Sites & Affirmatively Furthering Fair Housing

A. Sites Inventory

1. The City Should Remove Inappropriately Sized Parcels from the Sites Inventory.

The Housing Element must identify and zone enough appropriate sites for the City to accommodate its need for housing over the planning period. (Gov’t Code § 65583.) The City of Woodland’s share of the Regional Housing Needs Allocation (“RHNA”) is 1062 low and very low-income units. The City must identify sites by parcel number and indicate the number of units that can be realistically accommodated on the site. (Gov’t Code § 65583.2, subd. (c).) In order for a jurisdiction to count a site that is less than one half acre or more than 10 acres toward its lower-income RHNA, the housing element must demonstrate “that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units” or provide other evidence that the site can be developed as lower-income housing. (Gov’t Code, § 65583.2, subd. (c)(2).)

Also, through our work with the Sacramento Housing Alliance, a local organization that works with developers and jurisdictions to promote the development of affordable housing, we know that lots under two acres are exceedingly difficult to develop, and are not attractive to potential

investors or developers. Out of the seventeen sites identified for lower-income housing in Section C.4.3, “Detailed Tables,” only seven sites are larger than one acre and only five are larger than two acres. Additionally, four of the suggested sites for low income housing are in flood zones, which would require the purchase of flood easements from neighboring properties or expensive grading for the sites to be developable. All but two of the sites identified for lower-income housing are within a 1.6 by 0.5-mile area along East Street, creating a compact corridor of low income housing, in a largely industrial and low-opportunity area of the City. The City must identify sites that can realistically be developed, and sites that are sufficiently sized.

2. The City Should Include a Program to Rezone Sites that Are Developable By-Right to Account for its Shortfall of Very Low and Low Income Sites.

As discussed above, the City is required to identify sufficient sites to accommodate its housing need. If there are insufficient sites to meet the City’s RHNA for very low and low income housing, the housing element must include a program to rezone the sites that are developable *by-right*. (Cal. Gov. Code §§ 65583(c)(1), 65583.2.) This rezoning must be completed within three years of the adoption of the housing element. (Cal. Gov. Code § 65583(c)(1).) Annexation of additional land is an allowable method to increase appropriate sites. However, in order for the sites to qualify as adequate, the action, such as annexation, must ensure the sites will be available soon enough to enable them to be developed within the time frame of the housing element. (Cal. Gov. Code §65583(a)(3).)

The draft Housing Element purports to, not only meet but, *exceed* its RHNA for Very Low and Low Income units. However, there are currently no pipeline projects and the sites inventory identifies a realistic unit capacity of 769 units, which falls well short of the 1062 units required by the RHNA. The Draft states that the remaining 293 units come from the annexation of the Research and Technology Park Specific Plan area. Program 4 under Goal A of the Housing Plan is to Annex the Research and Technology Park Specific Plan Area. (Element p. 17.) There are no additional details in the Draft about how the City plans to ensure that sufficient units of low and very low income housing can be developed within the planning period. The City relies on the Research and Technology Park Specific Plan to account for nearly one-third of its RHNA, but the Research and Technology Park Specific Plan has yet to be approved, is not annexed into the City limits yet, and it does not identify any particular parcel. Therefore, the Research and Technology Park Specific Plan is not an adequate site, and the City must create a program to rezone sites that are developable by-right.

3. Locations & Obligation to Affirmatively Further Fair Housing

There is a new state-law requirement that each jurisdiction take steps to “Affirmatively Further Fair Housing” (AFFH). The Draft released for public review on May 17, 2021 omits the fair housing assessment, which was only provided to the public yesterday, July 1, 2021. LSNC has not had time to review the newly added AFFH section; our comments will address the Draft as released on May 17.

The purpose of requiring jurisdictions to take steps to affirmatively further fair housing is to undo patterns of segregation and create opportunity for communities of color. The draft Housing Element released for public review on May 17, 2021 fails to analyze patterns of segregation, or identify areas of opportunity where affordable housing should be developed. All of the identified sites are within the Moderate/Low Resource areas of the 2021 TCAC/HCD Opportunity Map. There are no sites identified within the High Resource areas in the southwest areas of the city.

In addition to the lack of analysis of fair housing, there are **no programs** that address the need to affirmatively further fair housing (e.g., an incentive for developers who choose to site their affordable housing projects in the western and southern areas of the City). The sites are clustered in the East Street/downtown section of the City—almost exclusively in areas identified as “low resource” according to TCAC. **The current sites would function to perpetuate segregation and continue to exclude low-income households from the high-opportunity areas in the southern and western parts of the City.** The City should instead focus on revitalization of these low resource areas in the Northeast and downtown, but not focus on them as the only places in the City where affordable housing can be located.

Further, the only two sites located outside of the East Street corridor are also in the Westucky neighborhood with a history of unsafe drinking water sources. The draft Housing Element does not identify *any* sites in the high opportunity areas for low-income housing development. The City must identify a more geographically diverse group of sites to comply with its obligation to Affirmatively Further Fair Housing.

B. Affirmatively Furthering Fair Housing

Each jurisdiction must take steps to “Affirmatively Further Fair Housing” (AFFH) in its housing element. As stated above, the purpose of this requirement is to undo patterns of segregation and create opportunity for communities of color and other protected classes. The May 17 Draft submitted to HCD and released to the public does not include any assessment of its AFFH responsibility. The draft Housing Element briefly mentions AFFH requirements when describing SACOG’s methodology for allocating RHNA assignments, but completely fails to describe the City’s responsibility. The draft acknowledges the City’s higher than average proportion of low income households and low-wage jobs as well as the lower than average proportion of high opportunity units.

The city must include an analysis of (1) integration and segregation patterns and trends, (2) racially or ethnically concentrated areas of poverty, (3) disparities in access to opportunity, and (4) disproportionate housing needs within the jurisdiction, including displacement risk. The element also failed to analyze whether the identified sites improved or exacerbated conditions for each of these fair housing elements. As discussed in the section above, the tight concentration of low income sites in the lowest opportunity area of the city only serves to exacerbate existing segregation and income disparities.

During the June 2nd Housing Element workshop, representatives from the City indicated the AFFH section was missing from the element because of the late release of the guidance from HCD. We only received the AFFH section yesterday but understand that the City is meeting with HCD today;

we will review the AFFH section and expand on our comments, but expect a robust and thoroughly compliant discussion of AFFH since the City has had the benefit of additional time to singularly focus on that portion of the draft Housing Element.

IV. Constraints on Housing

A. Nongovernmental Constraints

1. Availability of Financing

As described in HCD's Building Blocks, the housing element should consider whether housing financing, including private financing and government assistance programs are generally available in the community. The Element generally describes low interest rates for borrowing, concludes private financing is generally available, and identifies the need for more funding for affordable housing. However, it does not address whether financing is available for underserved populations nor does it describe if there are any mortgage deficit areas or underserved groups. A more thorough analysis is needed to both ensure the City can Affirmatively Further Fair Housing and identify strategies and policies that could address the lack of financing, predatory lending patterns, or historic racial inequities in lending.

2. Land Use Controls

Fees

The Element indicates the current fee structure favors single-family homes over multi-family development because the per-unit, rather than per square foot, fee calculation disincentivises denser, affordable housing. (Element p. 4) The City should include analysis regarding how it can adjust the fee structure to encourage development of multifamily, affordable housing.

Code Enforcement

The Element indicates that enforcement is complaint based but there is no evaluation about the success or impact on housing conditions using this approach. Anecdotally, we know that many Code Enforcement complaints of substandard housing conditions made by tenants do not result in physical inspections. A higher priority should be to inspect unregulated rental housing to ensure it is being properly maintained. Regulated affordable housing is monitored by multiple government agencies to ensure it is being maintained in a sound condition. This is especially important given that the bulk of Goal B policies and programs essentially rely on city code compliance and code enforcement to identify substandard housing or housing in need of repair.

Conclusion

We appreciate the hard work the City, its staff, and its project contractors have put into the Housing Element update process. We hope to work with the City to ensure the Housing Element meets the legal requirements and furthers the City's goals. If you have any follow up questions or wish to discuss this matter, we can be reached at the contact information below.

Very truly yours,

Alysa Meyer

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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July 13, 2021

Brent Meyer, Director
Department of Community Development
City of Woodland
300 First Street
Woodland, CA 95695

Dear Brent Meyer:

RE: Review of the City of Woodland's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Woodland's (City) draft housing element received for review on May 14, 2021, along with revisions received on June 25, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 2, 2021 with Cindy Norris and consultants Kathryn Slama and David Bergman. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" and last name "West" clearly distinguishable.

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF WOODLAND

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

While the revised element does include an analysis of fair housing that provided some information on the required components, revisions are still necessary to address all affirmatively furthering fair housing (AFFH) requirements. The element, among other things, must include a complete analysis of outreach and enforcement, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. As HCD received the City's AFFH analysis late in its review period and the analysis was not made available to the public for comment, HCD was unable to fully review the City's AFFH analysis. HCD will provide additional resources and data under separate cover. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

The housing element must include a description and analysis of current housing stock characteristics. While the element lists the average rent in the City, the element should include the average cost of a home for sale in the City and analyze the affordability of for-sale home prices.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing need allocation (RHNA) of 3,087 housing units, of which 1,062 are for lower-income households. To address this need, the element relies on vacant sites, entitled and proposed developments, and annexed areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element indicates (page C-3) that 421 units affordable to moderate and above-moderate households have been built or are under construction or approved, but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

Sites Inventory: The element must include the general plan designation for each site listed in the sites inventory.

Realistic Capacity: The element must include an estimate of the number of units that can be accommodated on each site in the inventory. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined. (Gov. Code, § 65583.2, subd. (c).) The estimate of the number of units for each site must account for land use controls and site improvement requirements and could reflect recently built densities. The element must add support for the assumption of 80 percent development of the maximum capacity with an expanded project listing by zone, built density, and affordability levels.

The element must account for the likelihood of residential development in zones allowing 100 percent nonresidential uses. The element relies upon nonresidential zoned sites (e.g., mixed-use zones) to accommodate the entire RHNA for lower-income households. To support this estimate, the element must include analysis of residential development on nonresidential zoned sites. For example, the analysis could include examples of recent development of sites with 80 percent residential on parcels zoned for mixed-use in the City. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

Small Sites: Sites smaller than a half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). Even if they were consolidated, parcels 005-060-303-000, 005-060-037-000, and 005-060-039-000 would not be of sufficient size to accommodate housing affordable to lower-income households; therefore, HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation (RHNA) for lower-income households. Woodland should not consider them adequate, available or additional sites pursuant to Government Code section 65863 (No-Net Loss Law).

Annexation of Specific Plan Areas to Accommodate RHNA: To determine the adequacy of the annexation strategy for the Woodland Research and Technology Park Specific Plan to meet the City RHNA by income category, the element must include a program committing to completing the annexation and specific plans early within the planning period. In addition, the element must also include an evaluation of the suitability of the annexed sites and any discretionary approvals required for development in the Specific Plan areas, including the following information:

- actions to pre-zone prior to annexation;
- descriptions of the zone, density, development standards and design requirements;
- the anticipated housing capacity allowed;
- timeline to complete annexation and the Specific Plan and Annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period);
- the realistic capacity during the planning period. For example, the element identifies the expected unit build out in the first 10 years of the project, but the element must also describe the expected build out within the planning period taking into account when the sites are expected to be available for development. In addition, the element should include an analysis of the likelihood of residential development in the high density/community commercial overlay;
- availability of infrastructure;
- demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i).

Suitability and Availability of Infrastructure: While the element discusses water and sewer infrastructure, it must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental>.

Water/Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City/County's housing element, including the City/County's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Sites with Zoning for a Variety of Housing Types:

The housing element must provide for a variety of housing types. Many uses are excluded from the Specific Plan areas including, but not limited to, transitional and supportive housing and accessory dwelling units. The element must add a program to revise the zoning code to allow the uses in the Specific Plan Areas. In addition, the element must address the following:

- *Emergency Shelters:* The element must demonstrate the capacity and proximity to services of the sites in Zones C and E of the East Street Corridor Plan, where allowed by-right, to accommodate the need for emergency shelters. The element must also address the parking requirements in Government Code section 65583, subdivision (a)(4)(A). The element should include a program to revise the emergency shelter requirements as needed.
 - *Transitional and Supportive Housing:* The element must address whether or not requirements for AB 2162, Permanent Supportive Housing By-Right, and AB 101, Low Barrier Navigation Centers, are currently met, or add a program as needed.
 - *Single Room Occupancy (SRO) Units:* The element must address whether or not SROs are allowed, and in what zones.
 - *Manufactured Housing:* The element must describe whether or not manufactured housing on a permanent foundation is allowed.
 - *Accessory Dwelling Units (ADUs):* The element states ADUs are not permitted in several residential and mixed-use zones. The element must include a program to revise the ADU ordinance to comply with State Law.
4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*

(Gov. Code, § 65583, subd. (a)(5).)

Local Processing and Permit Procedures: The element must describe and analyze the City's design review and site plan process, including approval procedures and decision-making criteria. The analysis must include their impacts as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.

On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impacts as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml>.

Current Density Bonus: The City's current density bonus ordinance should be reviewed for compliance with current State Density Bonus Law. (Gov. Code, § 65915.) A copy of the current law is available on HCD's website at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915.&lawCode=GOV. For additional information and a sample ordinance, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/assist-in-development-housing.shtml>.

Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Constraints on Housing for Persons with Disabilities: While the element briefly describes its reasonable accommodation procedures, it should further describe and analyze its reasonable accommodation criteria and process including approval findings. In particular, the element must analyze the surrounding uses finding and the conditional use permit (CUP) process as constraints and include programs to remove or mitigate these constraints. In addition, the element must identify and analyze the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements, including typical conditions of approval. This constraint must be addressed through a program.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between*

receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)

The element must address the length of time between project approval and the request for a building permit. The element also must address whether or not the City receives and approves requests to develop at densities below the density that is identified in the sites inventory.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

The element must quantify the number of persons with disabilities by type as well as the number of persons with developmental disabilities. The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as cerebral palsy, epilepsy, or autism, that begins before individuals reach adulthood. (Welfare and Institutions Code, § 4512.) For additional information and a sample analysis, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-with-disabilities.shtml>.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

While the element identifies units that are at-risk of converting to market rate during the next 10 years, the element must include the following information:

- What type of subsidy or governmental assistance is received for each property?
 - Ensure that all properties that receive federal, state, or local assistance are listed in the element, including Lincoln Garden Apartments and Summertree Apartments.
 - The cost of replacement versus preservation of the units at risk of expiring over the next 10 years.
8. *The City must make available on its website a current zoning code, schedule of fees, exactions, and affordability requirements imposed by that city (Gov. Code § 65940.1(a)(1)(A)(i)).*

The City must comply with all transparency laws and post on their website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should be revised to include: (1) a description of the City's specific role in implementation including meaningful actions the City will take to achieve the identified goals, policies, and program objectives; (2) definitive implementation timelines (e.g., December 31, 2024); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials (e.g., Planning Assistant, Community Development, etc.). For example, the element must include discrete timing for the following programs to account for how often the action will occur as well as to ensure a beneficial impact throughout the planning period:

- Program A10 (Promote the density bonus incentive program)
- Program A14 (Assist affordable housing developers with preservation or conservation)
- Program A15 (Review and update the zoning code standards)
- Program A18 (Pursue grant and loan funding opportunities)
- Program C9 (Support first time homebuyer program)
- Program C10 (Utilize REAP grant funds)

In addition, the timing for Program B2 (Periodically gather information on the status of local housing conditions) should occur in the first two or three years of the planning period to ensure a beneficial impact during the current planning period.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Annexation: The element includes Program A4 to complete the annexation of the Woodland Research and Technology Park Specific Plan. Pursuant to Government Code section 65583, subdivision (c)(1), rezones to accommodate a shortfall must occur within three years of adoption of the housing element. The program should include a commitment to rezone additional sites to address the shortfall of sites to accommodate the City's RHNA if the land is not annexed within that time frame. In addition, pursuant to Government Code section 65583.2, subdivisions (h) and (i), to accommodate the shortfall of sites for the lower-income RHNA the program must:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites:
 - allow 100 percent residential use, and
 - require residential use occupy 50 percent of the total floor area of a mixed-use project.

Accessory Dwelling Units (ADU): The element must include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Extremely Low Income: The element must include a program(s) to assist in the development of housing affordable to extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding

for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

Density Bonus: The element must include a program to comply with current state density bonus law (Gov. Code, § 65915).

Zoning Code and General Plan Amendments: The element includes Program A20 (page 23) to “consider amendments to allow duplex/triplex/and other unit types in higher resourced areas.” The program should be revised to have implementation actions beyond consideration with measurable outcomes as well as have a set timeframe for implementation during the planning period. If the revision to the zoning code cannot be completed, the City should include additional options to promote additional housing choice in high opportunity areas.

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

As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Reasonable Accommodation Procedure: The element must include a program to remove the constraints in approving a reasonable accommodation, including but not limited to the surrounding uses finding and CUP requirement. (Gov. Code, § 65583, subd. (c)(1)(3).)

Group Homes: The element must include a program to mitigate the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements.

SB 35 Streamlined Ministerial Approval Process: The element must include a program to adhere to the SB 35 Ministerial Approval Process for development projects that meet specific requirements.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As mentioned in Finding B1, programs throughout the element should be revised to address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should include metrics and milestones to provide benchmarks and ensure housing outcomes.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

While the element includes Program 5 (Preservation of at-risk affordable housing) to contact owners one year prior to expiration of affordability, State Preservation Notice Law requires owners to provide notice starting three years from expiration. The City should proactively reach out to owners to engage them in the process of preserving the at-risk units.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (page 4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. For example, the element must describe the groups invited to the focus group meetings, if translation services were available to the public, and how public comments were considered and incorporated into the element.

HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. In addition, HCD reviewed third-party comments as part of this review. These comments will be provided to the City under a separate cover and should be considered as part of the revised element. HCD's future review will consider the extent to which the revised element documents were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

Woodland 6th Cycle Housing Element HCD and LSNC Comments and Responses

Finding/ Comment #	Subject/ Section	Comment	Response	Reference
HCD				
A	Review and Revision	A. Review and Revision A. Review and Revision <i>Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)</i> As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).	Added Summary of effectiveness of 5th Cycle Housing Element	Pg A-2
B.1	Housing Needs, Resources, and Constraints	<i>1. Affirmatively further[ing] fair housing in accordance with Chapter 15(commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A)).</i> While the revised element does include an analysis of fair housing that provided some information on the required components, revisions are still necessary to address all affirmatively furthering fair housing (AFFH) requirements. The element, among other things, must include a complete analysis of outreach and enforcement, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. As HCD received the City's AFFH analysis late in its review period and the analysis was not made available to the public for comment, HCD was unable to fully review the City's AFFH analysis. HCD will provide additional resources and data under separate cover. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtml.	Pending additional information from HCD	

B-2	Housing Needs, Resources, and Constraints	<i>Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)</i> The housing element must include a description and analysis of current housing stock characteristics. While the element lists the average rent in the City, the element should include the average cost of a home for sale in the City and analyze the affordability of for-sale home prices.	Added information on housing costs.	Section B.4.1 and Table B-23
B-3	Housing Needs, Resources, and Constraints	<i>An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)</i> The City has a regional housing need allocation (RHNA) of 3,087 housing units, of which 1,062 are for lower-income households. To address this need, the element relies on vacant sites, entitled and proposed developments, and annexed areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:		
		<u>Progress in Meeting the RHNA</u>: The element indicates (page C-3) that 421 units affordable to moderate and above-moderate households have been built or are under construction or approved, but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.	Updated information to clarify affordability assumptions. Added additional projects.	Section C.2.1 and Table C-1.
		<u>Sites Inventory</u>: The element must include the general plan designation for each site listed in the sites inventory.	Added General Plan designation	Table C-5

		<u>Realistic Capacity</u>: The element must include an estimate of the number of units that can be accommodated on each site in the inventory. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined. (Gov. Code, § 65583.2, subd. (c).) The estimate of the number of units for each site must account for land use controls and site improvement requirements and could reflect recently built densities. The element must add support for the assumption of 80 percent development of the maximum capacity with an expanded project listing by zone, built density, and affordability levels.	Added additional project examples (affordable and market rate) demonstrating realistic capacity.	Section C.2.2
		The element must account for the likelihood of residential development in zones allowing 100 percent nonresidential uses. The element relies upon nonresidential zoned sites (e.g., mixed-use zones) to accommodate the entire RHNA for lower-income households. To support this estimate, the element must include analysis of residential development on nonresidential zoned sites. For example, the analysis could include examples of recent development of sites with 80 percent residential on parcels zoned for mixed-use in the City. For additional information, see the <i>Building Blocks</i> at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.	Added examples of projects in mixed-use zones built at 100% residential.	Section C.4.1
		<u>Small Sites</u>: Sites smaller than a half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). Even if they were consolidated, parcels 005-060-303-000, 005-060-037-000, and 005-060-039-000 would not be of sufficient size to accommodate housing affordable to lower-income households; therefore, HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation (RHNA) for lower-income households. Woodland should not consider them adequate, available or additional sites pursuant to Government Code section 65863 (No-Net Loss Law).	Removed sites	

		<u>Annexation of Specific Plan Areas to Accommodate RHNA:</u> To determine the adequacy of the annexation strategy for the Woodland Research and Technology Park Specific Plan to meet the City RHNA by income category, the element must include a program committing to completing the annexation and specific plans early within the planning period. In addition, the element must also include an evaluation of the suitability of the annexed sites and any discretionary approvals required for development in the Specific Plan areas, including the following information: • actions to pre-zone prior to annexation; • descriptions of the zone, density, development standards and design requirements; • the anticipated housing capacity allowed; • timeline to complete annexation and the Specific Plan and Annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period); • the realistic capacity during the planning period. For example, the element identifies the expected unit build out in the first 10 years of the project, but the element must also describe the expected build out within the planning period taking into account when the sites are expected to be available for development. In addition, the element should include an analysis of the likelihood of residential development in the high density/community commercial overlay; • availability of infrastructure; • demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i).	Added detail in Sites Inventory. Updated program to ensure City identifies alternative sites if Annexation not complete within three years.	Section C.2.3 and Program A.4
		<u>Suitability and Availability of Infrastructure:</u> While the element discusses water and sewer infrastructure, it must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the <i>Building Blocks</i> at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental.	Added description of infrastructure capacity and identified infrastructure in sites inventory.	Section C.2.2 and Table C-5

		<u>Water/Sewer Priority:</u> For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City/County's housing element, including the City/County's housing needs and regional housing need. For additional information and sample cover memo, see the <i>Building Blocks</i> at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.	Added policy to prioritize affordable housing	Policy A.16
		<u>Sites with Zoning for a Variety of Housing Types:</u> The housing element must provide for a variety of housing types. Many uses are excluded from the Specific Plan areas including, but not limited to, transitional and supportive housing and accessory dwelling units. The element must add a program to revise the zoning code to allow the uses in the Specific Plan Areas. In addition, the element must address the following:	Added program to update Specific Plans to ensure compliance with State law.	Program A.24
		• Emergency Shelters: The element must demonstrate the capacity and proximity to services of the sites in Zones C and E of the East Street Corridor Plan, where allowed by-right, to accommodate the need for emergency shelters. The element must also address the parking requirements in Government Code section 65583, subdivision (a)(4)(A). The element should include a program to revise the emergency shelter requirements as needed. • Transitional and Supportive Housing: The element must address whether or not requirements for AB 2162, Permanent Supportive Housing By-Right, and AB 101, Low Barrier Navigation Centers, are currently met, or add a program as needed.	Updated analysis of constraints to Emergency shelters, transitional housing, and supportive housing. Added programs to address constraints.	Section D.2.3-D.5, Programs A.22, A.23, A.25
		• Single Room Occupancy (SRO) Units: The element must address whether or not SROs are allowed, and in what zones.	Clarified where SROs (residential hotels) are allowed.	Section D.2.3-D.3
		• Manufactured Housing: The element must describe whether or not manufactured housing on a permanent foundation is allowed.	Clarified manufactured homes on foundation are allowed similar to residential uses.	Table D-8, Section D.2.3-D.4
		• Accessory Dwelling Units (ADUs): The element states ADUs are not permitted in several residential and mixed-use zones. The element must include a program to revise the ADU ordinance to comply with State Law.	Clarified ADUs are allowed in mixed-use areas.	Table D-8, Section D.2.3-D.2

B.4	Housing Needs, Resources, and Constraints	<i>An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</i>		
		<u>Local Processing and Permit Procedures</u> : The element must describe and analyze the City's design review and site plan process, including approval procedures and decision-making criteria. The analysis must include their impacts as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.	Updated analysis of review procedures for multi-family housing.	Section D.2.3-D.1
		<u>On/Off-Site Improvements</u> : The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impacts as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the <i>Building Blocks</i> at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml .	Provided additional detail regarding on and off site improvements.	Section D.2.6
		<u>Current Density Bonus</u> : The City's current density bonus ordinance should be reviewed for compliance with current State Density Bonus Law. (Gov. Code, § 65915.) A copy of the current law is available on HCD's website at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915.&lawCode=GOV . For additional information and a sample ordinance, see the <i>Building Blocks</i> at http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/assist-in-development-housing.shtml .	Updated analysis and program to ensure compliance with State law.	Section D.2.3-F.2 and Program A.10

		<u>Local Ordinances</u>: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	Draft includes disussion and analysis of Citys Affordable Housing Ordinance. Updated to clarify the City doesn't regulate short-term rentals.	Section D.2.3-H
		<u>Constraints on Housing for Persons with Disabilities</u>: While the element briefly describes its reasonable accommodation procedures, it should further describe and analyze its reasonable accommodation criteria and process including approval findings. In particular, the element must analyze the surrounding uses finding and the conditional use permit (CUP) process as constraints and include programs to remove or mitigate these constraints. In addition, the element must identify and analyze the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements, including typical conditions of approval. This constraint must be addressed through a program.	City allows small group homes by right, consistent with state law. Added program to analyze potential constraints of the Reasonable Accommodation procedures and limitations on group homes for 7 or more persons.	Section D.2.3-E and Program C.11
B.5	Housing Needs, Resources, and Constraints	<i>An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)</i> The element must address the length of time between project approval and the request for a building permit. The element also must address whether or not the City receives and approves requests to develop at densities below the density that is identified in the sites inventory.	Added additional analysis of permits and approval timeframes and assumptions for density.	Section D.2.5-A

B.6	Housing Needs, Resources, and Constraints	Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).) The element must quantify the number of persons with disabilities by type as well as the number of persons with developmental disabilities. The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as cerebral palsy, epilepsy, or autism, that begins before individuals reach adulthood. (Welfare and Institutions Code, § 4512.) For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-with-disabilities.shtml.	Added detail on disabilities by type	Section B.2.5 and Table B-8
B.7	Housing Needs, Resources, and Constraints	Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd.(a)(9) through 65583(a)(9)(D).) While the element identifies units that are at-risk of converting to market rate during the next 10 years, the element must include the following information: • What type of subsidy or governmental assistance is received for each property? • Ensure that all properties that receive federal, state, or local assistance are listed in the element, including Lincoln Garden Apartments and Summertree Apartments. • The cost of replacement versus preservation of the units at risk of expiring over the next 10 years.	Updated information regarding at risk units and modified program.	Section B.4.3 and Program B.5
B.8	Housing Needs, Resources, and Constraints	The City must make available on its website a current zoning code, schedule of fees, exactions, and affordability requirements imposed by that city (Gov. Code § 65940.1(a)(1)(A)(i)). The City must comply with all transparency laws and post on their website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.	Clarified all information is available.	Section D.2.5-A.5

C.1	Housing Programs	<i>Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)</i>		
		To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should be revised to include: (1) a description of the City’s specific role in implementation including meaningful actions the City will take to achieve the identified goals, policies, and program objectives; (2) definitive implementation timelines (e.g., December 31, 2024);(3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials (e.g., Planning Assistant, Community Development, etc.). For example, the element must include discrete timing for the following programs to account for how often the action will occur as well as to ensure a beneficial impact throughout the planning period: • Program A10 (Promote the density bonus incentive program) • Program A14 (Assist affordable housing developers with preservation or conservation) • Program A15 (Review and update the zoning code standards) • Program A18 (Pursue grant and loan funding opportunities) • Program C9 (Support first time homebuyer program) • Program C10 (Utilize REAP grant funds) In addition, the timing for Program B2 (Periodically gather information on the status of local housing conditions) should occur in the first two or three years of the planning period to ensure a beneficial impact during the current planning period.	Updated program timelines	All programs listed in comment

C.2	Housing Programs	<i>Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)</i>		
		As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:	Pending additional information from HCD.	N/A
		<u>Annexation:</u> The element includes Program A4 to complete the annexation of the Woodland Research and Technology Park Specific Plan. Pursuant to Government Code section 65583, subdivision (c)(1), rezones to accommodate a shortfall must occur within three years of adoption of the housing element. The program should include a commitment to rezone additional sites to address the shortfall of sites to accommodate the City's RHNA if the land is not annexed within that time frame. In addition, pursuant to Government Code section 65583.2, subdivisions (h) and (i), to accommodate the shortfall of sites for the lower-income RHNA the program must: • permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval. • accommodate a minimum of 16 units per site; • require a minimum density of 20 units per acre; and • at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites: - o allow 100 percent residential use, and - o require residential use occupy 50 percent of the total floor area of a mixed-use project.	Updated program A.4 to identify City responsibility if annexation is not complete within three years.	Program A.4

		<u>Accessory Dwelling Units (ADU)</u> : The element must include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.	Added a new program.	Program A.21
C.3	Housing Programs	<i>The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)</i>		
		<u>Extremely Low Income</u> : The element must include a program(s) to assist in the development of housing affordable to extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml .	Modified programs and objectives to specifically target construction of ELI.	Program A.14 and Table 4-1
		<u>Density Bonus</u> : The element must include a program to comply with current state density bonus law (Gov. Code, § 65915).	Updated program	Program A-10
		<u>Zoning Code and General Plan Amendments</u> : The element includes Program A20 (page 23) to “consider amendments to allow duplex/triplex/and other unit types in higher resourced areas.” The program should be revised to have implementation actions beyond consideration with measurable outcomes as well as have a set timeframe for implementation during the planning period. If the revision to the zoning code cannot be completed, the City should include additional options to promote additional housing choice in high opportunity areas.	Updated program	Program A-20

C.4	Housing Programs	<i>Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)</i>		
		As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	As noted above, added new programs to address newly identified constraints.	Programs A-10 and C-11
		<u>Reasonable Accommodation Procedure</u> : The element must include a program to remove the constraints in approving a reasonable accommodation, including but not limited to the surrounding uses finding and CUP requirement. (Gov. Code, § 65583, subd. (c)(1)(3).)	Added program to analyze potential constraints of the Reasonable Accommodation procedures.	Section D.2.3-E and Program C.11
		<u>Group Homes</u> : The element must include a program to mitigate the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements.	City allows small group homes by right, consistent with state law. Added program to analyze potential constraints and limitations on group homes for 7 or more persons.	Section D.2.3-E and Program C.11
		<u>SB 35 Streamlined Ministerial Approval Process</u> : The element must include a program to adhere to the SB 35 Ministerial Approval Process for development projects that meet specific requirements.	Added program.	Program A.27
C.5	Housing Programs	<i>Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)</i>		
		As mentioned in Finding B1, programs throughout the element should be revised to address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should include metrics and milestones to provide benchmarks and ensure housing outcomes.	Programs included to address findings from the affirmatively furthering fair housing analysis.	Program A.20, C.9 and C.10

C.6	Housing Programs	<i>The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)</i>		
		While the element includes Program 5 (Preservation of at-risk affordable housing) to contact owners one year prior to expiration of affordability, State Preservation Notice Law requires owners to provide notice starting three years from expiration. The City should proactively reach out to owners to engage them in the process of preserving the at-risk units.	Updated program to contact owners 3 years prior to expiration.	Program B.5
D	Quantified Objectives	<i>Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)</i>		
		The element must include quantified objectives to establish an estimate of housing units <u>by income category</u> that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.	Updated objectives.	Table 4-1
E.	Public Participation	<i>Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)</i>		

		While the element includes a general summary of the public participation process (page 4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. For example, the element must describe the groups invited to the focus group meetings, if translation services were available to the public, and how public comments were considered and incorporated into the element. HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. In addition, HCD reviewed third-party comments as part of this review. These comments will be provided to the City under a separate cover and should be considered as part of the revised element. HCD's future review will consider the extent to which the revised element documents were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.	Provided additional detail on the organizations contacted as part of the Housing Element process and how comments were addressed in the Housing Element. The Draft Housing Element was available for public review and comment concurrently with HCD's initial review, understanding the City would be addressing HCD and public comments at the same time prior to preparing a revised draft suitable for adoption by City Council. Public comments received on the Public Review Draft document will be addressed prior to resubmitting a draft to HCD. The City will continue to notice the availability of the document, including revisions, as well as future meetings and/or hearings. Participants in previous outreach events, identified stakeholders, and any commenters will receive individual notification of revised drafts.	Section 1.4, Appendix E
LSNC				
I	Public Participation	We are concerned that the City did not make an effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In fact, the draft Housing Element was not made available for public review until after it was submitted to HCD. The fact that all meetings, workshops, and public notices happened on a website, web platform, or social media site means that populations without reliable internet or computer access could not participate, especially during a time that libraries were not open.	City updated the summary of public outreach to demonstrate the diversity of outreach methods and groups and organizations that were contacted. Due to the COVID-19 pandemic outreach was performed virtually. The City followed established protocols for other City meetings to distribute meeting notices and accept comments virtually, in writing, or by phone.	Appendix E

		The City released the draft Housing Element for public comment and submitted it to HCD on the same day, thus undercutting the public's opportunity to participate meaningfully in the development of the Housing Element. (Cal. Gov't Code 65583(c)(7).)	The City assumes this comment is referring to Gov. Code, § 65583, subd.(c)(8), The City expanded the discussion of outreach efforts. The housing element was available for public review concurrent with the first round of HCD review. The City planned for and anticipates addressing public and HCD comments at the same time. City response to public comment will be considered and incorporated into future revisions of the housing element prior to adoption.	Section 1.4 and Appendix E
		The City subsequently released a major update to the Draft, adding 60 pages and the previously omitted Affirmatively Furthering Fair Housing section, on July 1, 2021. Because the Housing Element was not complete when the City initially submitted it to HCD and released it to the public, the timeline for review and comments should begin on the date the City released a complete Draft, July 1, 2021.	City will continue to accept public comment on the draft Housing Element up through adoption. Due to the state requirements for Housing Element adoption, the City anticipates continued community outreach and coordination with HCD post-adoption as well.	N/A
		City should describe how it will incorporate comments from the public in the revised draft.	City has considered and will consider comments and needs that are raised and have modified or added new programs to address those needs.	Appendix E
II.a	Quantify objectives and bolster programs	The Element does not quantify objectives for most of its programs, and some of the listed programs are not actually programs, but rather action steps to create a policy or program. The programs need more description of what the City is committing to do, and the specific steps necessary to complete it with deadlines included. Many of the programs with ongoing timelines actually include specific steps that should have a deadline or tangible schedule of when action on the item will take place, including Development of Housing Programs 2, 4, 10, 13, 15, 19; Maintenance of Housing	City has updated the timeframe for implementation for many programs to ensure progress towards Housing goals will be achieved during the planning period. City has updated programs to provide additional clarity and action items	Section 4
		HE should list quantified objectives for any housing need addressed in the assessment section and propose measurable outcomes.	Quantified objectives are provided in Table 4-1	Section 4, Table 4-1
		The programs should contain specific action steps for engaging developers interested in building affordable housing and identifying appropriate sites in high opportunity areas. A vague statement that the City will "work with affordable housing developers interested in multi-family housing bonds", for example, is insufficient to meet this need." (Element, p. 19, Program A 11.)	The City does actively engage and supports to the extent possible interested builders of affordable housing. There are not sites within higher opportunity areas. To address this, the City has added program A.20 to modify zoning regulations to expand housing types in high opportunity areas. Additionally, the city includes program A.3 to consider expanding	Program A.3 and Program A.20

			residential into other portions of the City. Should a re-use opportunity arise, the city will assess and take means necessary to assist in facilitating such a project.	
		Most programs should be revised to include more specific implementation commitments to demonstrate how a beneficial impact will be achieved in the planning period. It is impossible to demonstrate how the programs “will have a beneficial impact” within the planning period without some standard to evaluate outcomes.	City has updated the timeframe for implementation for many programs to ensure progress towards Housing goals will be achieved during the planning period. City has updated programs to provide additional clarity and action items	Section 4
	Housing Goals, Policies, and Programs			
II.b	Preservation of Existing Affordable Units	The National Housing Preservation Database (NHPD) lists a significant number of affordable units in Woodland with subsidies expiring in the next ten years, in addition to the units identified in the Element. The Element identifies Leisureville Mobile Home Park and Sycamore Point Apartments as properties containing units with expiring subsidies. Hotel Woodland, which has approximately 75 affordable one bedroom units, has 9% LIHTC funding that will expire on Jan. 1, 2027 according to the NHPD. Woodmark Apartments, which has 40 one-bedroom, 108 two- bedroom, and 25 three-bedroom or larger affordable units, has a 4% LIHTC subsidy that will expire on or around January 1, 2030. The City correctly identifies Sycamore Point as having 135 expiring units that expire on or around January 2031, but the property also has 11 HOME funded units that expire on or around April 9, 2024. The City should include an effective program to ensure that it knows its affordable housing inventory, the date of expiring subsidies, and include action steps to preserve the units. Examples include reaching out to nonprofit developers and applying for funding in conjunction with nonprofit developers by a specific date, relative to the expiration of the subsidy.	The City updated the analysis of at-risk units, adding additional properties identified by HCD as at risk, and modified the existing program to ensure adequate time to coordinate with project owners before affordability expiration.	Section B.4.3 and Program B.5

	Adequate Sites Affirmatively Furthering Fair Housing			
III.A.1	Remove inappropriately sized parcels	City should remove Inappropriately Sized Parcels from the Sites Inventory. Out of the seventeen sites identified for lower-income housing in Section C.4.3, “Detailed Tables,” only seven sites are larger than one acre and only five are larger than two acres. Additionally, four of the suggested sites for low income housing are in flood zones, which would require the purchase of flood easements from neighboring properties or expensive grading for the sites to be developable. All but two of the sites identified for lower-income housing are within a 1.6 by 0.5-mile area along East Street, creating a compact corridor of low income housing, in a largely industrial and low-opportunity area of the City. The City must identify sites that can realistically be developed, and sites that are sufficiently sized.	Parcels smaller than 0.5 acres were removed from the site inventory. HCD considers sites suitable if they are between 0.5 and 10 acres in size. All the remaining sites in the inventory for lower income units meet these criteria. Additionally, all of the sites identified for lower-income housing are zoned to allow 30 du/ac, or more, consistent with HCD requirements for density. For the three sites in a flood zone, the 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 expand residential opportunities in more areas, the City added program A.20.	Appendix C and Program A.20
III.A.2	Rezone Sites that Are Developable By-Right to Account for its Shortfall of Very Low and Low Income Sites.	The draft Housing Element purports to, not only meet but, exceed its RHNA for Very Low and Low Income units. However, there are currently no pipeline projects and the sites inventory identifies a realistic unit capacity of 769 units, which falls well short of the 1062 units required by the RHNA. The Draft states that the remaining 293 units come from the annexation of the Research and Technology Park Specific Plan area. Program 4 under Goal A of the Housing Plan is to Annex the Research and Technology Park Specific Plan Area. (Element p. 17.) There are no additional details in the Draft about how the City plans to ensure that sufficient units of low and very low income housing can be developed within the planning period. The City relies on the Research and Technology Park Specific Plan to account for nearly one-third of its RHNA, but the Research and Technology Park Specific Plan has yet to be approved, is not annexed into the City limits yet, and it does not identify any particular parcel. Therefore, the Research and Technology Park Specific Plan is not an adequate site, and the City must create a program to rezone sites that are developable by-right.	The Housing Element identifies adequate sites, through a combination of Pipeline projects, available sites, and annexation property, to meet the RHNA at all income levels. The City has updated Appendix C to provide further clarification regarding pipeline projects and the Research and Technology Park Specific Plan timeline. The City has also updated program A.4 to require the City to identify alternative sites, allowing affordable housing by right, if the annexation is not completed within the legal three year timeframe.	Appendix C and Program A.4

		Annexation of additional land is an allowable method to increase appropriate sites. However, in order for the sites to qualify as adequate, the action, such as annexation, must ensure the sites will be available soon enough to enable them to be developed within the time frame of the housing element. (Cal. Gov. Code §65583(a)(3).)	The City added detail in the Sites Inventory regarding progress towards annexation and expected availability of infrastructure early within the planning period. The City updated program A.4 to ensure City identifies alternative sites if Annexation not complete within three years.	Section C.2.3 and Program A.4
III.A.3	Locations and Obligation to Affirmatively Further Fair Housing	There is a new state-law requirement that each jurisdiction take steps to “Affirmatively Further Fair Housing” (AFFH). The Draft released for public review on May 17, 2021 omits the fair housing assessment, which was only provided to the public yesterday, July 1, 2021. LSNC has not had time to review the newly added AFFH section; our comments will address the Draft as released on May 17. The draft Housing Element released for public review on May 17, 2021 fails to analyze patterns of segregation, or identify areas of opportunity where affordable housing should be developed. All of the identified sites are within the Moderate/Low Resource areas of the 2021 TCAC/HCD Opportunity Map. There are no sites identified within the High Resource areas in the southwest areas of the city.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. There are few sites available in higher resources areas. The City added programs to expand housing in high opportunity areas (A.20), access to housing (C.9), and improvement of conditions in areas that have vacant land (C.10).	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
		In addition to the lack of analysis of fair housing, there are <i>no programs</i> that address the need to affirmatively further fair housing (e.g., an incentive for developers who choose to site their affordable housing projects in the western and southern areas of the City).	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. Three programs were added to address the identified risk factors.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
		The sites are clustered in the East Street/downtown section of the City—almost exclusively in areas identified as “low resource” according to TCAC. <u>The current sites would function to perpetuate segregation and continue to exclude low-income households from the high-opportunity areas in the southern and western parts of the City.</u> The City should instead focus on revitalization of these low resource areas in the Northeast and downtown, but not focus on them as the only places in the City where affordable housing can be located.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. The City added programs to expand housing in high opportunity areas (A.20), access to housing (C.9), and improvement of conditions in areas that have vacant land (C.10).	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10

		Further, the only two sites located outside of the East Street corridor are also in the Westucky neighborhood with a history of unsafe drinking water sources. The draft Housing Element does not identify any sites in the high opportunity areas for low-income housing development. The City must identify a more geographically diverse group of sites to comply with its obligation to Affirmatively Further Fair Housing.	Westucky is a specific neighborhood, no affordable sites have been identified in this area. Also, the area is now served by City water and sewer. City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
III.B	Affirmatively Furthering Fair Housing	The May 17 Draft submitted to HCD and released to the public does not include any assessment of its AFFH responsibility. The draft Housing Element briefly mentions AFFH requirements when describing SACOG's methodology for allocating RHNA assignments, but completely fails to describe the City's responsibility. The draft acknowledges the City's higher than average proportion of low income households and low-wage jobs as well as the lower than average proportion of high opportunity units.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
		The city must include an analysis of (1) integration and segregation patterns and trends, (2) racially or ethnically concentrated areas of poverty, (3) disparities in access to opportunity, and (4) disproportionate housing needs within the jurisdiction, including displacement risk. The element also failed to analyze whether the identified sites improved or exacerbated conditions for each of these fair housing elements. As discussed in the section above, the tight concentration of low income sites in the lowest opportunity area of the city only serves to exacerbate existing segregation and income disparities.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
	Nongovernmental Constraints			
IV.A.1	Availability of Financing	The Element generally describes low interest rates for borrowing, concludes private financing is generally available, and identifies the need for more funding for affordable housing. However, it does not address whether financing is available for underserved populations nor does it describe if there are any mortgage deficit areas or underserved groups.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10
		A more thorough analysis is needed to both ensure the City can Affirmatively Further Fair Housing and identify strategies and policies that could address the lack of financing, predatory lending patterns, or historic racial inequities in lending.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Program A.20, Program C.9, Program C.10

IV.A.2	Land Use Controls- Fees	The Element indicates the current fee structure favors single-family homes over multi-family development because the per-unit, rather than per square foot, fee calculation disincentivises denser, affordable housing. (Element p. 4) The City should include analysis regarding how it can adjust the fee structure to encourage development of multifamily, affordable housing.	Note: this was a comment provided by an individual at a focus group meeting. City has and continues to address fees to encourage small unit and multi-family development. City undertook a significant review of fees and has intentionally reduced the cost for MF and infill development over SF (2019). As a result, the City has seen at least 4 projects move forward (Downtown Suites (infill), Cleveland Suites (infill), 310 Main Street (Ashely and Main),and Opportunity Village at 334 Freeman St). In addition, the City has received a LEAP grant for the purpose of analyzing inclusionary housing requirements and fees with the intent of developing a square foot based inclusionary fee that will be applied as a standard cost and therefore reduce uncertainty and the need to negotiate the fees. The last multi-family development entitled by the City was approved with a square foot based inclusionary fee. The project is located in the CMU district which allows residential projects up to 40 du/ac. However, the applicant chose to keep the project at 29 du/ac and 169 units on 5 acres. Further, when the city approached the ownership to indicate a fee reduction is available for any unit under 700 sq. ft. the applicant indicated that their TCAC funding requires that they keep units at 710 sq. feet for a 1 br. The City Manager used administrative guideline allowance to allow the lower fee.	N/A
IV.A.2	Land Use Controls- Code Enforcement	The Element indicates that enforcement is complaint based but there is no evaluation about the success or impact on housing conditions using this approach. Anecdotally, we know that many Code Enforcement complaints of substandard housing conditions made by tenants do not result in physical inspections. A higher priority should be to inspect unregulated rental housing to ensure it is being properly maintained.	There are no specific examples or cases provided to substantiate this comment. To ensure the complaint based system is effective, the City has updated program B.3. to annually review code enforcement complaints to determine the outcome of the complaint, if an inspection was performed, and follow-up on the outcome of the complaint.	Program B.3

Page #	Topic	August 4, 2021 Comments Provided by HCD
	Enforcement and Outreach	- Provide a list of local, regional, and state agencies and organizations active in the jurisdiction, give a description of each entity's primary activities/capacity, including actions taken by the locality, such as provision of dedicated resources (page 28 of guidance memo) - Include evaluation of impacts on protected characteristics and geographic trends, and any additional relevant information about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region affected groups with other protected characteristics - Address the process to refer fair housing cases as well as whether or not there have been any fair housing lawsuits - If fair housing information and brochures are available and where they are available, if available in multiple languages - Did the City conduct outreach for the fair housing component of the element? - Conclusion and findings summary of fair housing issues related to enforcement and outreach capacity and relationship to other fair housing issue areas (pg 28 of guidance memo)
	Integration and segregation	- Table 1 illustrates the dissimilarity index from 2013, is there any more recent information available? - Map on page F-11 for race – shows concentrated areas of population that is non-white. Add analysis to describe the map, what population is depicted? - Analyze the change over time between figure 4 and 5, the maps depict a significant increase of nonwhite residents in two census tracts
	Racially/Ethnicity Areas of Concentration of Poverty (R/ECAP)	- Must include analysis of the areas with high concentrations of poverty in areas with concentration of Black, Indigenous, and people of color (PIPOC) populations regardless if it is categorized as an R/ECAP
	Racially/Ethnicity Concentrated Areas of Affluence	- Analyze the concentrated areas of affluence to the rest of the region as well as analyze the area identified in the City as a concentrated area of affluence
	Disparities in Access to Opportunity	- Environmental opportunity – evaluate consistency with environmental justice element. Why are certain census tracts missing environmental score data? - Proximity to jobs – does the City have data on disparities in access to jobs by protected groups? - Missing an analysis on disparities in access to transportation opportunities. - Missing analysis on disparities in access to opportunity for persons with disabilities

	Disproportionate Housing needs	- Cost burden – provide data on severe cost burden - Overcrowding – overcrowding based on tenure? - Substandard housing - Homelessness – missing analysis on the disproportionate housing needs of the homeless population
	Displacement	- Must analyze displacement risk due to disaster such as fire or flood
	Sites	- The analysis shows that the majority of sites identified for lower income housing are concentrated in low opportunity areas. The analysis must include information regarding the strategies to provide opportunity and services to affirmatively further fair housing. The analysis must expand on the future potential and plans to provide services and opportunity to the areas identified as low resource
	Identifying and prioritizing contributing factors	- The City needs to prioritize the outlined contributing factors to fair housing issues in the jurisdiction
	Goals, priorities, metrics, and milestones	- Add or modify goals and actions based on the outcomes of the analysis of identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. - Include metrics and milestones as appropriate and address housing mobility enhancement, new housing choices, and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. - Strengthen program 20

City of Woodland Response Table to HCD Comments Dated August 4, 2021 Regarding the AFFH Analysis
(Edits provided in the document are shown as bold with underline and green highlight.)

	Topic		Response	Edit
	Enforcement and Outreach	- Provide a list of local, regional, and state agencies and organizations active in the jurisdiction, give a description of each entity's primary activities/capacity, including actions taken by the locality, such as provision of dedicated resources (page 28 of guidance memo) - Include evaluation of impacts on protected characteristics and geographic trends, and any additional relevant information about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region affected groups with other protected characteristics - Address the process to refer fair housing cases as well as whether or not there have been any fair housing lawsuits	- On an annual basis, the City funds fair housing services (Fair Housing Project) through Legal Services of Northern California (Woodland office) with funds from the City's Community Development Block Grant program. Legal Services provides fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services advise clients with fair housing issues of their right under fair housing laws. Attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. - For Fiscal Year 2019/20, the Fair Housing Project assisted 280 Woodland residents with housing issues, including claims of housing discrimination. Staff attorneys from Legal Services assessed all housing cases to determine whether the case involved potential discrimination. After interviewing the 280 Woodland residents who sought assistance with housing problems, staff determined that clients described legitimate discrimination in 28 cases: disability 24, race 1, gender 1, source of income 1, and familial status 1. Legal Services provided the following level of service for the 28 cases: counsel and advice 7, limited action 7, and negotiated settlement/representation 14. Legal Services has not noted geographic trends for the fair housing complaints they receive from Woodland residents, but has commented on instances in which property managers do not understand their obligations for reasonable accommodations or modifications. Providing education to property managers through Legal Services annual fair housing conference may help lessen these instances as well as provide guidance on other fair housing issues. The City is not aware of any fair housing lawsuits being filed for Woodland rental properties in the last five years. - Due to COVID-19, Legal Services staff was working remotely for part of FY 2019/20 and handling all cases, including fair housing cases, via phone, email, and regular mail. Legal Services also had to cancel the annual in-person fair housing conference due to the pandemic, but held a virtual conference in 2021. The last in-person conference was held at the Woodland Community and Senior Center on April 9, 2019 and attended by 157 property managers, property owners, and Legal Services staff.	Page F-6 Page F-6 Page F -6

		- If fair housing information and brochures are available and where they are available, if available in multiple languages - Did the City conduct outreach for the fair housing component of the element? - Conclusion and findings summary of fair housing issues related to enforcement and outreach capacity and relationship to other fair housing issue areas (pg 28 of guidance memo)	- Fair housing information is provided on the City website at the following location: https://www.cityofwoodland.org/263/Fair-Housing-Mediation-Services. - Yes, as part of the update to Housing Element. Refer to Section 1.4 of the Housing Element and Appendix E: Public Outreach Summary. City posted the Housing Element with the AFFH analysis on the City's web site, provided notice of availability, and conducted a public workshop. The City provided public notice for the Planning Commission and City Council meetings, posted documents and reports in two locations on the city's web site, provided hard copies in public locations, mailed to all identified stakeholders, interested parties, and property owners of identified housing sites, and held a noticed public hearing on the Housing Element and AFFH section. All notices and information on the city's web site are provided in both Spanish and English. - In conclusion to the analysis, the City identified two issues, Disparities in Access to Opportunity and Displacement Risk. Table 1.1 in the Housing Element identifies Contributing Factors and Implementation Programs to address the issues.	Page F-7 Page HE-5; Appendix E Page F-61; Page HE-8 & 9
	Integration and segregation	- Table 1 illustrates the dissimilarity index from 2013, is there any more recent information available? - Map on page F-11 for race – shows concentrated areas of population that is non-white. Add analysis to describe the map, what population is depicted?	- There is no more recent analysis than the 2013 data. - Provide an analysis related to Figure 5 in comparison to Figure 4. Figure 3 provides a map illustrating Racial Predominance. Added a new map - Appendix B: Housing Needs Analysis, Table B-2 provides a summary of Age, Sex, and Race for Woodland as compared to Yolo County. As of 2019 Woodland is 48.6% Hispanic, 39.2% White, 8% Asian, 1.5% Black, 0.3% American Indian/Alaskan Native, and 0.2% Native Hawaiian/Other Pacific Islander. - Areas with a concentration of non-white residents coincide with neighborhoods having a high percentage of Hispanic or Latino residents. To some extent, Woodland's Asian American	Pages F-7-12 ; Page B-3 Page F-12

		- Analyze the change over time between figure 4 and 5, the maps depict a significant increase of nonwhite residents in two census tracts	population may also influence the areas with a concentration of non-white residents. While only 8% of Woodland residents identify as Asian, there are two Census block groups with an Asian American population exceeding 20%: Block Group 2, Census Tract 111.02 at 21.2% and Block Group 3, Census Tract 112.06 at 23.1% (2013-2017 American Community Survey five-year estimates). The first block group is bordered by East Main Street, East Street, Gibson Road, and Matmor Road and this second one is located in the southeastern section of the City within the Spring Lake Specific Plan, a new growth area. - Appendix B: Housing Needs Analysis, Table B-2 provides a summary of Age, Sex, and Race for Woodland as compared to Yolo County. As of 2019 Woodland is 48.6% Hispanic, 39.2% White, 8% Asian, 1.5% Black, 0.3% American Indian/Alaskan Native, and 0.2% Native Hawaiian/Other Pacific Islander.	Page F-7-12 Page B-3
	Racially/Ethnically Areas of Concentration of Poverty (R/ECAP)	- Must include analysis of the areas with high concentrations of poverty in areas with concentration of Black, Indigenous, and people of color (PIPOC) populations regardless if it is categorized as an R/ECAP	- Added text. For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups: Block Groups 1 and 3, Census Tract 108; Block Group 1, Census Tract 109.01; Block Groups 2 and 3, Census Tract 109.01; Block Groups 1 and 2, Census Tract 109.02; Block Group 2, Census Tract 110.01; Block Group 1, Census Tract 111.01; Block Group 2, Census Tract 111.01; Block Groups 1 and 2, Census Tract 111.02; Block Group 1, Census Tract 111.03; and Block Group 3, Census Tract 112.05. While a number of these areas are also low-moderate income Census block groups, none of these areas approach poverty levels of 40% or more. It should be noted that Woodland’s overall poverty level is 11.2% and Yolo County’s is 16.9% (U.S. Census, July 2019 estimates).	Page F-7-12; F-20 (Table F-2); F-24
	Racially/Ethnically Concentrated Areas of Affluence	- Analyze the concentrated areas of affluence to the rest of the region as well as analyze the area identified in the City as a concentrated area of affluence	See figures F-5, F-6, and F-13. See also discussion regarding identified TCAC resource areas. “In comparison to other incorporated cities in the Sacramento region, Woodland has fewer high resource areas.” Regional TCAC Resource Map provided.	Page F-11; Page F-24 &25
	Disparities in Access to Opportunity	- Environmental opportunity – evaluate consistency with environmental justice element.	City’s 2017 GP includes a Healthy Community and Public Services Elements, which include environmental justice evaluation and policies. There is one disadvantaged community located north of the city boundaries in Yolo County called “Westucky”. Through an MOU with Yolo County the City has provided water and sewer services to the community in (2019?). The 2017 General Plan also includes policies to annex the disadvantaged community with any future annexation in the area. This map is from HCD’s mapping tool. The data provided has gaps. See Appendix F for a discussion of Environmental Opportunity. TCAC map provided scores of either 100 or 99 for these areas.	Page F-4; F-57 HE -10

		- Why are certain census tracts missing environmental score data? - Proximity to jobs – does the City have data on disparities in access to jobs by protected groups? - Missing an analysis on disparities in access to transportation opportunities. - Missing analysis on disparities in access to opportunity for persons with disabilities	This was the map provided with the data package Access assessment is considered in general with emphasis on those with disabilities. Map and Discussion provided Text added to Proximity to Jobs discussion. See new text concerning accommodations for individuals with disabilities and Reasonable Accommodation.	Page F-38 -39; Figure 19 Page F-40-41; Figure 20 Pages F 33-38; Figure F18 Page F-14; F 37
	Disproportionate Housing needs	- Cost burden – provide data on severe cost burden - Overcrowding – overcrowding based on tenure? - Substandard housing - Homelessness – missing analysis on the disproportionate housing needs of the homeless population	Addressed in Appendix B, Section B.4.1 & B.4.2 – Housing Costs Compared to Ability to Pay and Overpayment. Addressed in Appendix B, Section B.2.3 and Table B6. Addressed in Appendix B, Section B.3.3 – Housing Age and Condition. Additional text added. Addressed in Appendix B, Pages B-12 & B-13. Additional race and ethnicity characteristics provided. Additional Text provided Updated Maps to show additional projects with affordability restrictions.	Pages B-17-B19; F-42 Page B-5; F-46 & 47; Table F-3 Page B-15 ; F-49 Pages B-12 &13; F- 49 & 51; Table F4 F-59 & 60
	Displacement	- Must analyze displacement risk due to disaster such as fire or flood	City not at risk for wildland fire. Add flood map. Description provided	Page F-49-50
	Sites	- The analysis shows that the majority of sites identified for lower income housing are concentrated in low opportunity areas. The	City has added or updated numerous programs to address Disparities in Opportunities and Displacement Risk. - Program A.3	Pages F-54-61; Table F6 HE 22-34

		analysis must include information regarding the strategies to provide opportunity and services to affirmatively further fair housing. The analysis must expand on the future potential and plans to provide services and opportunity to the areas identified as low resource	- Program A.5 - Program A.10 - Program A.20 - Programs A.21-A.29 - Program B.2 & B.3 - Program C.8 - Program C.11 Information provided regarding other programs required as part of the General Plan that may be in other elements. Add program to state that the city shall continue to evaluate housing needs and to fund programs and services using CDBG funding with emphasis on assisting low resource areas. New program C-12	Page F-64 and HE- Page F- 64; HE -8 & 9
	Identifying and prioritizing contributing factors	- The City needs to prioritize the outlined contributing factors to fair housing issues in the jurisdiction	- See Table F8 in which contributing factors a listed by priority.	Page F61;Page HE-8 & 9
	Goals, priorities, metrics, and milestones	- Add or modify goals and actions based on the outcomes of the analysis of identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. - Include metrics and milestones as appropriate and address housing mobility enhancement, new housing choices, and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. - Strengthen program 20	See additional programs identified above and highlighted in bold/underline or strikeout and yellow highlight in the Housing Element document. - New program C-12 to continue to fund CDBG to fund programs and services with an emphasis on assisting low-resource areas. - See updated programs which include time frames and expected outcomes. - Completed	Pages HE-22-34 Page F-62; HE-32 Programs listed Pages HE 22-34 Page HE 26



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: September 7, 2021
ITEM #: K.17
SUBJECT: Designate Delegate for the Annual League of California Cities Conference

Recommendation for Action: Staff recommends that the City Council designate a voting delegate to represent the City at the Annual Conference of the League of California Cities to be held in Sacramento, September 22-24, 2021.

Staff Contact

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background

The City Council is asked to designate a Council Member to represent the City as voting delegate at the Annual League of California Cities Conference in September. This Conference affords Woodland the opportunity to vote on resolutions of importance to cities.

Each year the Council is asked by the League of California Cities to designate a voting delegate and an alternate to cast the City's vote at the general business session of the League's annual conference. Each City regardless of size has one vote at the business session where resolutions on a variety of topics are presented for action. Adopted resolutions become the League program of action for the coming year and in many instances result in legislation being introduced. The designation will be forwarded to the League.

Discussion

It is important for the City to remain active and engaged in the League of California Cities and designate a Council Member to act on behalf of the City at the annual conference. The League will be involved in several critical issues affecting California cities this year, including the State budget, the pension reform and various issues associated with public safety and infrastructure. The designated representative will be asked to vote on League resolutions that will form the legislative platform for these issues and many others that will impact California cities.

Conclusion

Staff recommends that the City Council designate a voting delegate to represent the City at the Annual Conference of the League of California Cities to be held in Sacramento, September 22-24, 2021.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. League of CA Cities Designation of Voting Delegates and Alternates

Council Action Advised by August 31, 2021

June 16, 2021

TO: City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference & Expo – September 22-24, 2021**

Cal Cities 2021 Annual Conference & Expo is scheduled for September 22-24, 2021 in Sacramento. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 24. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Wednesday, September 15. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note: Our number one priority will continue to be the health and safety of participants. We are working closely with the Sacramento Convention Center to ensure that important protocols and cleaning procedures continue, and if necessary, are strengthened. Attendees can anticipate updates as the conference approaches.

- **Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration will open mid-June at www.cacities.org. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.
- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but

only between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.

- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Sacramento Convention Center, will be open at the following times: Wednesday, September 22, 8:00 a.m. – 6:00 p.m.; Thursday, September 23, 7:00 a.m. – 4:00 p.m.; and Friday, September 24, 7:30 a.m. – 11:30 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League's office by Wednesday, September 15. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2021 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Wednesday, September 15, 2021. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____

Email: _____

Mayor or City Clerk _____
(circle one) (signature)

Date: _____ Phone: _____

Please complete and return by Wednesday, September 15, 2021 to:

Darla Yacub, Assistant to the Administrative Services Director

E-mail: dyacub@cacities.org

Phone: (916) 658-8254

