City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 21, 2023
6:00 PM

CITY COUNCIL

CLOSED SESSION
5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9)
   Name of Case: Bisch v. County of Yolo, et al (Eastern District of California Case No. 2:23-CV-00455)

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 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

2. SUBJECT: General Public Comments

   WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These

comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communication submitted for items specific to this agenda will be attached as a file to the associated agenda item.

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.

3. SUBJECT: Long Range Calendar

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

H. CONSENT CALENDAR

4. SUBJECT: Proclaim March as Women's History Month

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim March 2023 as Women's History Month, themed "Celebrating Women Who Tell Our Stories".

5. SUBJECT: Parks & Recreation Commission Meeting Minutes of January 23, 2023

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the January 23, 2023 Parks & Recreation Commission Meeting Minutes.

6. SUBJECT: Sustainability Advisory Committee Minutes and Update

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Sustainability Advisory Committee's recent meeting minutes and 2023 Work Plan .

7. SUBJECT: Public Works Quarterly Status Report

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation and accept the Public Works Quarterly Status Report for the period of December 2022 through February 2023.

8. SUBJECT: Cooperative Agreement with Caltrans for Gibson Road at SR-113 Interchange Modification Project, CIP 19-13

   RECOMMENDATION FOR ACTION: Staff recommends that the Council adopt Resolution No. _____, approving the Cooperative Agreement with the State of California Department of Transportation (Caltrans) regarding interchange modifications at the SR-113 NB off-ramp at Gibson Road, and authorizing the City Manager to sign the Agreement on behalf of the City.

9. SUBJECT: Final Acceptance and Notice of Completion for 2022 Road Maintenance Project, CIP 22-06

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) adopt Resolution No. _____, accepting the 2022 Road Maintenance Project, CIP 22-06, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) authorize the reallocation of $100,000.00 of unspent

Measure F Funds from the Fiscal Year 2023 Budget for the 2022 Road Maintenance Project, CIP 22-06, to the 2023 Road Maintenance Project, CIP 23-01.

10. SUBJECT: Amend Contract with Golden State Emergency Vehicle Service, Inc. for Fire Apparatus Maintenance and Repair Services

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the First Amendment to the maintenance and repair services agreement with Golden State Emergency Vehicle Services, Inc for an additional amount up to $150,000 for a total agreement amount of $314,000.

11. SUBJECT: Contract Amendment with Economic Planning Systems, Inc., for the preparation of a Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with Economic Planning Systems, Inc. ("EPS"), for the Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project for an additional amount not to exceed $27,000, for a total amended contract amount of $107,000.

I. PUBLIC HEARINGS

12. SUBJECT: 6th Cycle Housing Element - Version 2

    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- Version 2 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 Version 1 with the 6th Cycle 2021-2029 Housing Element Version 2; 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).

J. REPORTS OF THE CITY MANAGER

13. SUBJECT: Campbell Park Neighborhood Traffic Calming

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) receive an update on the results of the neighborhood review and approval of the traffic calming plan and 2) provide staff direction on implementation of neighborhood traffic calming.

14. SUBJECT: Updated Priority Goals and Strategic Plan for 2023-2024

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council review and affirm its Updated Priority Goals and Strategic Plan for 2023-2024.

K. 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, March 21, 2023 was posted on Friday, March 17, 2023 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.

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: March 21, 2023
ITEM #: G.3
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.

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar

UPDATED CITY COUNCIL LONG RANGE CALENDAR

April 4TH **REGULAR MEETING**

City Council Meeting Minutes of March 7, 2023 and March 21, 2023
Award consultant design agreement for ASR Well #31, CIP #17-05
Rich Thomas Proclamation
Spring Budget Workshop

April 18TH **REGULAR MEETING**

Approve MOU with FOM for construction on Phase 3 of East Beamer Way
Woodland Regional Park Conservation Easement
Spring Lake CIP Update
Woodland Micro Transit Service Presentation

April 20TH **SPECIAL JOINT MEETING**

Adoption of Youth Action Plan – Joint Meeting with WJUSD Board of Trustees

May 2ND **REGULAR MEETING**

City Council Meeting Minutes of April 4, 2023 and April 18, 2023
Animal Services Contract
Overview of Draft Comprehensive Zoning Ordinance Update

May 16TH **REGULAR MEETING**

Woodland Research & Technology Park – Final EIR & Specific Plan
FY 2024 Budget Introduction

Future Topics / Study Sessions:

Woodland TV Contract Renewal (June)
Comprehensive Zoning Adoption (October)
Annexations – Westucky, Barnard Court, North East Street, & Industrial Area (Summer)
Waste Management Residential Smart Truck (TBD)
Rule 20A Undergrounding District (TBD)

NOTE: Summer at City Hall students will attend the June 20th meeting

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.4
SUBJECT:	Proclaim March as Women's History Month

Recommendation for Action: Staff recommends that the City Council proclaim March 2023 as Women's History Month, themed "Celebrating Women Who Tell Our Stories".

Ken Hiatt
City Manager

Attachments:
1. 2023 Womens History Month Proclamation

CITY OF WOODLAND
PROCLAMATION
RECOGNIZING MARCH 2023 AS "WOMEN'S HISTORY MONTH"

WHEREAS, the 2023 Women's History Month theme is "Celebrating Women Who Tell Our Stories"; and

WHEREAS, the National Women's History Alliance, centered in Santa Rosa, California, is encouraging recognition of women, past and present, who have been active in all forms of media and storytelling; and

WHEREAS, this includes print, radio, TV, stage, screen, blogs, podcasts, and more; and

WHEREAS, the timely theme honors women in every community who have devoted their lives and talents to producing art, pursuing truth, and reflecting the human condition decade after decade; and

WHEREAS, the earliest storytellers include authors, songwriters, scholars, playwrights, performers and grandmothers throughout time; and

WHEREAS, women have long been instrumental in passing on our heritage in word and in print to communicate the lessons of those who came before us; and

WHEREAS, women's stories, and the larger human story, expand our understanding and strengthen our connections with each other.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland proclaims the month of March 2023 as "Women's History Month" and joins in recognizing and honoring the brave, accomplished and influential women who give voice to the voiceless and continue to tell our stories today and for years to come.

Dated this 21st day of March, 2023

_____

Vicky Fernandez, Mayor

Tania Garcia-Cadena, Mayor Pro Tempore

Rich Lansburgh, Council Member

Tom Stallard, Council Member

Mayra Vega, Council Member

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.5
SUBJECT:	Parks & Recreation Commission Meeting Minutes of January 23, 2023

Recommendation for Action: Staff recommends that the City Council receive the January 23, 2023 Parks & Recreation Commission Meeting Minutes.

Staff Contact:
Kris Bain, Community Services Program Manager, (530) 661-2002, krista.bain@cityofwoodland.org

Discussion:
The Parks & Recreation Commission held its last meeting on February 27, 2023. At this meeting, the Parks & Recreation Commission approved the minutes from January 23, 2023 Parks & Recreation Commission Meeting.

Conclusion:
Staff recommends that the City Council receive the January 23, 2023 Parks & Recreation Commission Meeting Minutes.

Prepared by: Kris Bain, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. Parks & Recreation Commission Minutes January 23, 2023

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Parks & Recreation Commission Meeting –

Monday, January 23, 2023

6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

E. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

F. PRESENTATION

G. BUSINESS ITEMS

H. COMMITTEE REPORTS

1. Standing Committee Report

    - Facilities Committee
    - Program & Department Evaluation
    - Budget & Finance Committee
    - Urban Forest Committee
    - Volunteerism Committee

Budget & Finance Committee - Chair Martin and Vice Chair Murrieta met with staff to review the department's revenue and expenses for the first half of FY23.
Urban Forestry Committee -Staff is coordinating a meeting with committee members within the next month.

I. CONSENT CALENDAR

2. Approve Parks & Recreation Commission Meeting Minutes for November 28, 2022

On a motion by Commissioner Jon-Paul Valcarenghi, seconded by Vice Chair Henry Murrieta and carried unanimously on a roll call vote, Commissioners voted to approve the November 28, 2022 Parks & Recreation Commissioner meeting minutes.

Ayes: Commissioner Rashid Ali, Chair Magalean Martin, Commissioner Jon-Paul Valcarenghi, Vice Chair Henry Murrieta

Noes: None

Absent: Commissioner White-Snyder

J. OTHER BUSINESS

3. Approve Commissioner Absence Request

On a motion by Vice Chair Henry Murrieta, seconded by Commissioner Jon-Paul Valcarenghi and carried unanimously on a roll call vote, Commissioners voted to approve Commissioner Ali's absence on April 24, 2023.

Ayes: Commissioner Rashid Ali, Chair Magalean Martin, Commissioner Jon-Paul Valcarenghi, Vice Chair Henry Murrieta

Noes: None

Absent: Commissioner White-Snyder

4. FY 23 Parks & Recreation Commission Workplan

K. REPORT OF THE STAFF

5. Community Services Staff Report for January 23, 2023

Oral updates provided by staff for the written report.

Feedback was provided about the gap between the existing wall and the property lines adjacent to SR113 from overcrossing to behind the houses. Currently, no gate keeps people from wandering in this area between the freeway and behind the houses.

L. NEXT MEETING

6. The next meeting of the Parks & Recreation Commission is scheduled for February 27, 2023

M. ADJOURN

On a motion by Commissioner Rashid Ali, seconded by Vice Chair Henry Murrieta and carried unanimously on a roll call vote, Commissioners adjourned the meeting at 7:11 pm

Ayes: Commissioner Rashid Ali, Chair Magalean Martin, Commissioner Jon-Paul Valcarenghi, Vice Chair Henry Murrieta

Noes: None

Absent: Commissioner White-Snyder

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.6
SUBJECT:	Sustainability Advisory Committee Minutes and Update

Recommendation for Action: Staff recommends that the City Council receive the Sustainability Advisory Committee's recent meeting minutes and 2023 Work Plan.

Staff Contact:
Spencer Bowen | (530) 661-5808, spencer.bowen@cityofwoodland.org

Background:
Attached please find the Sustainability Advisory Committee's (SAC) meeting minutes from November and February. Scheduled SAC meetings in both December and January were canceled due to a lack of quorum. The SAC's updated 2023 Work Plan is also attached.

Discussion:

Item Highlights:

November 2022 Meeting

- The SAC established an ad-hoc work group to focus on sustainability funding recommendations.

February 2023 Meeting

- Presentation from the above ad-hoc work group and substantive dialogue around sustainability funding recommendation. This topic was subsequently discussed at the Council retreat on March 4, 2023
- Helpful technical assistance from Scott Sawin
- Addition of new member Jake Whitaker

The 2023 Work Plan includes specific projects identified by SAC members organized around four key functional areas: Policy Evaluation & Development, Programs & Opportunities, Community Outreach & Engagement, and Administration. The Work Plan articulates projects, tasks, deliverables, and timelines for accomplishing SAC goals.

Conclusion:
Staff recommends that the City Council receive the Sustainability Advisory Committee's recent meeting minutes and 2023 Work Plan

Prepared by: Spencer Bowen

Ken Hiatt
City Manager

Attachments:

1. SAC Meeting Minutes Approved 11.16.22
2. SAC Minutes Approved 02.15.23
3. SAC Updated Work Plan Approved 03.15.23

Sustainability Advisory Committee (SAC)

Meeting Minutes

November 16, 2022

A. CALL TO ORDER

Meeting called to order at 6:05 PM

B. ROLL CALL

Present: Rolf Frankenbach, Mark Aulman, Catalina Munoz, Raul Tadle, Sara Schremmer, Robert Ullrey, Adelita Serena

Absent: Liza Grandia (listening in remotely via phone)

Staff present: Spencer Bowen

C. PUBLIC COMMENTS

No public comments.

D. MEMBER REPORTS (INFORMATIONAL ITEM)

- Rolf: announces that on December 3 at 8:30 AM there will be a tree planting event at Campbell Park as part of a Cal Fire grant; about 30 trees scheduled to be planted. Also notes that they will be distributing woodchips at East Beamer shelter on Saturday, November 19 at 8:30 AM,
- Mark: notes that the first reading of the Tree Ordinance was conducted by council on November 1, 2022 and it was well received; the acceptance of the ordinance is scheduled for December 6. He also explains logistics of the tree planting event: event will start with a tree planting demo and then teams will be guided by an experienced tree foundation member. He recaps the recent meeting of California Retired Teachers' Association; notes that they talked about Woodland's sustainability issues and he explained the SAC work.
- Raul: explains that he spoke with Rebecca from Valley Clean Energy about exploring accounts in City of Woodland, looking at various accounts to switch to standard or ultra-green, and learning more about data and cost for both options.
- Adelita: notes that she signed up on website for notifications for meeting agenda and is wondering who is responsible for that. Spencer responds by requesting her email info and notes that he will investigate the issue.

E. STAFF REPORTS (INFORMATIONAL ITEM)

Spencer:

- Tree ordinance is expected to move forward on December 6 without issue
- December 6 is also the ceremonial meeting where Mayor and committees will change
- City applied again to UC Berkeley Goldman School of Public Policy program that worked on Woodland's DEI report last spring, application focused on researching greenhouse gas inventory options and recommending a path forward to Woodland. He also answers questions related to

U.C. Berkeley graduate program – clarifies that timeline is limited to program and that we would receive their report in late May.

F. MINUTES

Approve October 19, 2022 minutes.

- Passed unanimously; no noes; Sara abstains

G. BUSINESS ITEMS

Discussion of American Rescue Plan Funding Priorities

- Spencer reviews 5 directions – heating facilities, green utility use, vehicles & transit, greenhouse gas emissions, outreach & education
- Important to understand what City is planning to do without this funding so that funding is an addition – Spencer explains that value can be added in any of the directions
- Spencer clarifies that $400,000 is in the line item, the funding must be used within 2 years, and that the City could create opportunities for small business grants to advance their sustainability
- Committee brainstorms areas for funding – supporting state mandates related to electric vehicles & transit (requires investigation of current state funding plans), increasing safety with bike & car travel, Gibson Rd. project enhancements, bike parking infrastructure, and more
- Technical deadline for funding decisions is June, but would like to discuss thoroughly and finalize projects sooner
- Committee discusses setting up an ad-hoc committee to brainstorm more ideas, tag how ideas align with the CAP, have a working session with City Council in January, and importance of gathering public feedback and making citizens aware
- Spencer recommends bringing a draft for public feedback and proposes that new E4 office could work with Department Heads to solicit feedback and info on needs
- Robert proposes that we set up an ad-hoc committee to look into ARP funding and make recommendations with a draft spending plan ASAP, finalized no later than April
    - Moved by Robert, Seconded by Mark
    - Passed unanimously; no noes; no abstentions
    - Ad-hoc committee members: Sara, Catalina, Adelita, and Robert
- Public commenter recommends that the ad-hoc committee look at July public meeting results for ideas

Revisit SAC Work Plan & Discuss Future Updates

- Spencer requests feedback from all committee members regarding work plan before Wednesday December 14th to prepare for working session with City Council

H. WORK GROUP UPDATES

- Raul provides updates on ongoing vehicle electrification efforts
    - Working with Reece to look at cars that require replacement and trying to find green options
        - A limited amount of electric vehicles support city needs and many are too expensive; in the short term, hybrids may be more workable

    - One need is electric vehicle chargers, there is not much infrastructure to support electrification; mechanics in-house are doing construction, but there is some concern that Woodland is not prepared for electrification
    - Speaking with other cities about their preparations – Sacramento (more developed plan, paying for EV charger installation themselves with consultant advising on placement), Vacaville (paid a third-party for EV installation, PG&E covers some cost, but City is primarily responsible for infrastructure updates)
    - Reece developing plan, Raul presented ideas to Reece to bridge funding gaps like private-public partnerships
    - Other cities are willing to share information learned from private consultants, work group is important to keep exchanging information
    - Robert notes that we should be aware of what vehicles cannot be electrified like emergency vehicles
    - Raul explains that a big hurdle to electrification remains vehicle cost
    - MioCar EV Ride Share program might be a good fit for Woodland because it is affordable and community friendly, Woodland could qualify for charging station placement; multiple members agree and note that there is promising data coming out of the program
- Adelita has no updates on outreach working group; currently in recess

I. LONG RANGE CALENDAR

Spencer notes that policy for formally establishing and dissolving ad-hoc groups is needed; Robert says he will draft and bring to December meeting. Comprehensive zoning update is still in city staff review phase; committee will analyze pieces relevant to sustainability when ready. Continued interest in the new Yolo County Compost facility; working to schedule a presentation, field trip, or both. Interest in a MioCar presentation as well.

J. ADJOURN

Adjourned at 7:22 PM

Sustainability Advisory Committee

Meeting Minutes

February 15, 2023

A. CALL TO ORDER

Meeting called to order at 6:02 PM

B. ROLL CALL

Present: (8) Jake, Adelita, Mark, Rolf, Raul, Catalina, Sara, Robert

Absent: (1) Liza

Staff present: Spencer Bowen

C. PUBLIC COMMENTS

Mark reads a comment that he received via email:

- Dianna Drips, attended public outreach in July 2022 (Woodland resident and CA naturalist)
    - Expressed concern about the limited scope of the SAC, specifically as it relates to advising the City Council on land use and sustainability
    - Interested in seeing the SAC scope expand

D. MEMBER REPORTS

Jake W. introduces himself, served on WJUSD Board for four years and recently ended his term. Led the effort to create a district level environmental committee.

Mark reports that the updated tree ordinance has become official in Woodland. The goal is to provide additional protection to Oak trees on public and private property. Also attended a meeting with maintenance department at WJUSD, discussed attempts to win a grant to allocate $2M for increased tree canopy, outdoor education facilities, and increased access to city parks.

Raul expressed support for "going hybrid" for committee meetings to increase SAC scope and engage with the community more.

Other members second the support for going hybrid to support community engagement and help committee members attend who may have health concerns or other factors limiting their in-person attendance.

Adelita mentioned that an individual who attended a SAC listening session noted a lack of follow-up and suggested that SAC create a newsletter to increase awareness about SAC activities.

> Committee discussed potentially plugging into the EnviroWoodland newsletter given lack of bandwidth to create their own and city charter limitations.

E. STAFF REPORTS

Spencer acknowledges that all listening session attendees got enrolled to receive the EnviroWoodland newsletter where SAC agendas get sent out, explains that there are restrictions to hybrid meetings given the Brown Act, announces that March 4th will be the annual strategic planning retreat for City Council

with SAC discussion from 11am-12pm, notes that Scott from IT is in attendance to answer email/IT related questions, explains the new staff tool for Main Street Projects that can be referenced if people ask about Main Street projects, and notes that business items can be rearranged if necessary.

F. MINUTES

1. RECOMMENDATION FOR ACTION: Staff recommends that the Sustainability Advisory Committee Approve its meeting minutes from November 16, 2022

Catalina motions to approve the minutes, Robert seconds. Passed unanimously 7-0 with Jake abstention (was not part of Committee at that point)

G. PRESENTATIONS

1. RECOMMENDATION FOR ACTION: Staff recommends that the Sustainability Advisory Committee receive a presentation from the City's Information Technology (IT) Department

IT Staff offers support for email issues.

H. BUSINESS ITEMS

1. RECOMMENDATION FOR ACTION: Staff recommends that the Sustainability Advisory Committee discuss American Rescue Plan (ARP) "Sustainability" funding with input from the SAC ad-hoc working group on ARP resources

SAC ad-hoc working group gives presentation on their progress and committee discusses.

Background: City Council is looking for guidance from SAC on how they should allocate $400,000 General Fund dollars deposited from ARP funding. City Staff requests that the guidance be timely and focused on high-level projects. City staff provided five directions: 1) City Operations, 2) Utilities, 3) Vehicles & Transit, 4) Greenhouse Gas Inventory, and 5) Outreach, Education, & Public Signage.

Discussion: Group looked at CalEnviroScreen data to analyze what areas in Woodland need the most attention. Want to consider Woodland's most vulnerable populations, optional funding sources, co-benefits, and prioritizing tangible benefits for the community. Analyzing what to prioritize has been very helpful to guide conversations.

Asked City staff for a more detailed "wish list" of projects and went over the five directions to brainstorm potential projects. Multiple questions remain to determine current state of affairs. Emphasis on spending money towards projects that will really benefit the citizens, and complement what the City is already doing. Want to center feedback from the listening session – bike infrastructure/safety and water concerns came into focus frequently. Make sure that any recommendation can link back to the Climate Action Plan.

SAC agrees to move Business Item #2 until next meeting and continue discussing Business Item #1. Moves onto discussing directions individually.

City Operations: Consensus is that it does not directly address the needs of residents, so it is not a priority for funds. Acknowledgement that it is important and related to the CAP, but not a priority for this funding.

Utilities: Members say to consider heating and cooling effects with utilities. Those who struggle the most with heating and cooling effects are likely renters, so that makes it difficult to propose upgrades since they do not own their own homes.

Vehicles & Transit: Many pre-existing city and county projects, so funding may not be necessary here. Opportunity to partner with the schools to give incentives for bike riding, both for teachers and students, and potential to work on e-bike rental programs.

Multiple members agree that Committee should prioritize bike safety and infrastructure.

Committee decides to set Ad-Hoc Subcommittee member Catalina as the point person to solidify a priority list for ARP funding to bring to the City Council retreat.

2. RECOMMENDATION FOR ACTION: Staff recommends that the Sustainability Advisory Committee review and discuss its 2023 Work Plan

Postponed until next meeting.

3. RECOMMENDATION FOR ACTION: Staff recommends that the Sustainability Advisory Committee adopts its 2023 meeting schedule

Postponed until next meeting.

I. WORK GROUP UPDATES

Postponed until next meeting.

J. LONG RANGE CALENDAR

Postponed until next meeting.

K. ADJOURN

Adjourned at 7:43 PM

Sustainability Advisory Committee
2023 Work Plan

Background

The Sustainability Advisory Committee (SAC) provides recommendations to the Woodland City Council regarding sustainability policy and helps the City achieve state-mandated conservation goals as well as the City's Climate Action Plan (CAP) goals. The SAC was formed to serve the following purposes:

- Provide comments, feedback, and recommendations to the City Council on sustainability policy and CAP implementation
- Advise and assist staff with sustainability program design and community-wide CAP implementation
- Serve as a forum for public input and feedback on issues related to sustainability and the CAP
- Other duties as assigned by City Council

SAC Work Plan

The Work Plan outlined below contains specific projects identified by SAC members and is organized around four key functional areas: Policy Evaluation & Development, Programs & Opportunities, Community Outreach & Engagement, and Administration. The Work Plan articulates projects, tasks, deliverables, and timelines for accomplishing SAC goals.

Note: some projects will be carried out by ad-hoc subcommittees, some of which may evolve into standing committees and would therefore be subject to Brown Act guidelines.

Work Area 1: Policy Evaluation & Development

- Evaluate current and proposed City policies for CAP consistency and efficacy; conduct policy research; define best practices; and make recommendations.

Work Area 2: Programs & Opportunities

- Evaluate current and proposed City programs for CAP consistency and efficacy; monitor CAP implementation status; identify program opportunities to advance CAP implementation.

Work Area 3: Community Outreach & Engagement

- Provide recommendation to City staff on current and proposed public education and outreach projects; increase public awareness of sustainability activities through branding, networking, and media; coordinate a community sustainability leadership network; and develop and implement educational events and opportunities.

Work Area 4: Administration

- Communicate with City Council and City Staff; recruit SAC applicants and review applications; track Work Plan progress; general reporting

The SAC intends for its Work Plan to be a living document. This will allow for adjustments as progress is made and adaptation to evolving conditions and policies.

2023 SAC Work Plan by Key Functional Work Area and Project

Project	Tasks	Deliverables	Timeline	Notes
Work Area 1: Policy Evaluation & Development				
Evaluate current and proposed City policies and topics brought before the SAC	• Use evaluation tool to evaluate current or proposed City policies for CAP consistency • Provide policy recommendations to ensure CAP consistency	List of current and proposed policies determined to be inconsistent with CAP and annotated with policy recommendations	Ongoing	• Use newly-developed evaluation tool • Consider key roadblocks to implementation
Best practices and recommended policies	• Research sustainability policies of comparable cities • Draft summary of policies and best practices successfully used elsewhere • Bring these recommendations to the SAC • Continue to coordinate with other local jurisdictions	Memo describing proven best practices for sustainability policy development and recommending which ones Woodland should implement	Memo before the end of 2023	Ongoing collaboration with other groups will be key to this effort
Sustainability Funding (Allocated from American Rescue Plan)	• Recommend priority areas for City of Woodland American Rescue Plan (ARP) sustainability funding	Discuss with Council at March retreat; Staff report with funding recommendations to City Council	April-May 2023	Ad-hoc work group established

	• Work with staff to operationalize these priorities into spending program			
Project	**Tasks**	**Deliverables**	**Timeline**	**Notes**
Work Area 2: Programs & Opportunities				
Program evaluation and reporting	• Review existing CAP • Evaluate and report on CAP implementation status	• CAP-specific report that will inform policy recommendations above • Public dashboard that shares progress on CAP and GHG goals	Should be done annually	UC Berkeley graduate students on board for Spring 2023
Tree canopy	• Gather info from City of Woodland tree division • Investigate making this info more publicly accessible • Identify opportunities to plant new trees and protect existing trees • Review Urban Forest Management Plan • Help obtain and prepare net tree gain report	Report detailing progress on increasing tree canopy	Summer 2023	• Collaborate and share info with Woodland Tree Foundation • Any impact of updated tree ordinance?
Project	**Tasks**	**Deliverables**	**Timeline**	**Notes**
Work Area 3: Community Outreach & Engagement				

CAP Public Forum	• Identify what went well and what could be improved from July 2022 event • Plan another event for Summer or Fall 2023	Town hall or forum	Fall 2023	2023 event should articulate how the 2022 event impacted City actions in the interim
Education and outreach events	• Work with staff to identify opportunities for engagement where SAC can partner and support • Plan virtual or in-person events	At least two engagement activities where SAC takes lead	Before the end of 2023	Example: Coastal Cleanup Day Committee members likely to support outreach at California Honey Festival
Publicize and brand City sustainability efforts	• Improve visibility of EnviroWoodland brand • Draft marketing plan for sustainability efforts • Analyze efforts from 2022	• Marketing plan • Draft sustainable leadership recognition plan • Continued media releases • Expanded video content	Plans by Summer 2023 Marketing ongoing	Led by staff with SAC support and input
Sustainable Leadership Network	• Meet with Cool Davis • Develop written plan, including networking infrastructure and strategy	Formal plan for implementation	Plan before the end of 2023	• Needs to be "community-led" for best efficacy • Called out specifically in CAP

Project	Tasks	Deliverables	Timeline	Notes
Work Area 4: Administration				
Regular communication with City	• Continue to transmit meeting minutes • Hold early-2023 working group with Council • Present annual progress report to City Council	• Monthly meeting minutes • Working meeting and post-meeting report • SAC Annual Chair Report	Working Session: in calendar year 2023 Annual Report: November 2023	Productive conversation at March 4, 2023 Council Retreat
Committee recruitment	• Recruitment among networks, personal connections to encourage interested residents to apply • Work with City Clerk to promote recruitment • Attend at least one community event to promote the opportunity • Discuss with current members – do you intend to stay on?	• Help deliver completed applications to City Clerk • Fill open spot on SAC	Boards and commissions recruitment window	Stay in sync with staff on timetable for recruitment
Zoning update	• Review key portions of City's comprehensive zoning update • Produce concise written report on feedback and recommendations	Report to City Staff re: zoning recommendations	Flexible – will have more clarity in Spring 2023	

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.7
SUBJECT:	Public Works Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive a presentation and accept the Public Works Quarterly Status Report for the period of December 2022 through February 2023.

Staff Contact:
Craig Locke, Public Works Director, 530-661-5899, craig.locke@cityofwoodland.org

Background:
This quarterly report covers the period from December 2022 through February 2023. The report presents a summary of Service Requests and Work Orders received, and also contains a narrative description of major work performed and notable department highlights.

Conclusion:
Staff recommends that the City Council receive a presentation and accept the Public Works Quarterly Status Report for the period of December 2022 through February 2023.

Prepared by: Craig Locke, Public Works Director

Ken Hiatt
City Manager

Attachments:
1. Dec22-Feb23 PW Quarterly Report Final

Quarterly Status Report

December 2022 through February 2023

Public Works Department

Service and Work Order Requests

For the Months of Dec. 22-Feb. 23		
Division	**Service Requests**	**Work Orders**
Electrical	91	71
Facilities	75	113
Fleet	-	286
Pretreatment	-	65
Sewer	45	320
Signs & Markings	6	157
Storm Drain	5	145
Streets	81	51
USAs	-	10
Water	380	322
WPCF	0	3
Grand Total	**683**	**1,543**

Service Requests – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a **'Service Request'** is generated. This builds a computerized record of all requests made.

Work Orders – A **'Work Order**' is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2023

Service Requests	Work Orders
803	**1055**

Working Days This Quarter = 59

11 Requests for Service per Day

Right-of-Way Division

- Fleet Services: Filled the Light Equipment Mechanic position which has been vacant for over 1 year.
- Fleet Services: Collaboration with Enterprise continues for light duty vehicles. Heavy Duty vehicles are ordered through fleet in conjunction with the individual departments specifying the details of each vehicle.
- Fleet Services: Received Delivery of first Public Works Vehicle provided by Enterprise.

- Fleet Services: For the last few years, supply chain issues resulted in the cancelation of the City's interceptor orders. Fleet recently secured 15 replacement vehicles for PD.
- Fleet Services: CSD's Rec2Go van replaced at fraction of the original price.
- Fleet Services: Fleet usage study initiated to ensure City of Woodland is moving towards a greener fleet.
- Facilities Services: Filled Facility Maintenance Worker 3 position after 1-year vacancy.
- Facilities Services: Installed a new HVAC unit at the Water Pollution Control Facility.
- Facilities Services: Inspected 3 Facilities with roofing company to fix major leak repairs. (PD, City Hall, Library)
- Facilities Services: Met with YSAQMD to inspect all major generators within the City.
- Facilities Services: PD boilers fully operational after repairs made by Facility Maintenance Worker 3.
- Facilities Services: Installed LED lighting in over 30 Fixtures at PD.
- Electrical – Traffic Signals: The ROW Electrical Group will be conducting re-lamping of highly efficient LED signal lenses at various signal locations.
- Electrical - Street Lights: The ROW Electrical Group continues changing post top street lights from inefficient HPS (High Pressure Sodium) to highly efficient LED (Light Emitting Diode). Continuing with County Road 102 / I5 Overpass and moving south to Maxwell Ave with and expected date of completion by 2nd quarter of 2023.
- Electrical - Street Lights: 89 service request responded to approximately 70 streetlights.
- Electrical - Facility: The Industrial Electrical group has completed LED light change outs at the Fleet shop and Fire Station 2. Fire Station 2 also installed a new air conditioner in the network room which required a new electrical circuit. LED light change outs have also started at the Police Department, City Hall, and the MSC and WPCF. Electrical and Data install was completed for the new wall located at City Hall.
- Electrical: The Industrial Electrical group worked with I.T. to troubleshoot and repair network issues at the WPCF. Researched and installed upgraded equipment to increase reliability of the system.
- Electrical: The Industrial Electrical and Storm groups have installed the meter cabinet for the new standby generator and area lights at Beamer underpass. Air Board permit has been issued and testing is complete. This will minimize road closures due to flooding when power outages during rain events.
- Electrical: Staff is examining grant opportunities to fund Energy Efficiency projects.
- Signs & Markings- Routine Sign Maintenance: The Signs & Marking Group improved the signage in Dead Cat Alley and Dog Gone Alley. Improvements made were the sign brackets on the One-Way signs, stronger and more secure. Also the size of the STOP signs was increased from 24" to the standard 30" where possible.
- Signs & Markings- Sign Knockdowns: The Signs Group repaired / replaced 9 knocked down signs this Quarter.
- Signs & Markings- Committed 15 man-hours for Graffiti removal this Quarter.
- Signs & Markings- Installs: The Signs Group installed 4 temporary Warning signs "Path Closed" on the new Pedestrian Overcrossing as to allow for more concrete work to be completed.
- Signs & Markings- Wind Damage: The Signs Group repaired 30 signs loosened or damaged by the high wind events. New and improved brackets and signs are being integrated into the City's sign inventory.

- Signs & Markings- Road Improvements: The Signs Group added 14 delineators along the road to the Waste Water Treatment Plant.
- Signs & Markings- New Sign Installs: The Sign shop installed 25 new signs this Quarter. The total includes Bike Lane signs, Cross Traffic Does Not Stop and 3 locations where Street Name signs were previously absent.
- Streets - Sidewalk Replacement Project: The Streets Group has recently identified 46 locations for a total of 17,900 sf of sidewalk throughout the city. These locations will be replaced during the next several FY Sidewalk Replacement Projects.
- Streets – Pothole Repair: The Streets Department has filled 404 potholes throughout the city. The new Cimline Mastic Machine has performed excellently, filling potholes on high traffic areas. E Kentucky Ave from CR 102 to the Biomass, Pioneer Ave from Churchill Downs to E Kentucky Ave and Sixth St South of W El Dorado Dr. all received repairs using the mastic machine. The mid-year budget augmentation will allow crews to continue their pace through the end of the fiscal year.
- Streets - Trash and Debris Clean Up: The Streets Group assisted Homeless Outreach Street Team (HOST) to cleanup of 51 homeless encampments, taking 23 tons of trash to the Yolo Landfill. Crews also responded to 27 different calls about trash and debris abandoned or dumped in various locations throughout the City.
- Streets Group Crack Seal and Mastic: The Street Department began crack sealing in the Spring Lake area. Staff sealed 161,948 linear feet (30.7 Miles) of cracks this quarter, also utilizing the new Mastic Machine to fill larger voids throughout the roadway. Over 1800 square feet and 325 linear feet of larger cracks was placed in front of the Community Center and various areas on E Kentucky Ave and CR 102.

Utilities Collections - Sewer and Storm Divisions

- The Collection Division has responded to 25 Service Requests with an average response time under 15 minutes.
- Collections crews performed routine inspection/maintenance on City Lift Stations and inspected 15 miles of Storm Ditch.
- Two Utility Maintenance Worker I/II positions were filled this quarter (4 vacancies remain).
- Collections staff have performed Rain Duty throughout City, clearing Storm Drain inlets and Lift Station grates.
- Preventive Maintenance crews cleaned 91,157 feet of mainline pipe & CCTV crews inspected 46,684 feet this quarter while working through CCTV/HVVC equipment reliability/program issues.
- Crews have also inspected 12,971 feet of sewer laterals and rodded 575 feet of root intrusion in City owned lower sewer service laterals.
- Operation & Maintenance replaced 189 feet of sewer service laterals & 16 feet of sewer mainline. Staff also installed 8 new City sewer clean out access points.
- County Probation & Woodland PD Host program crews have worked closely with Collections group in the cleanup of multiple homeless camps & debris in various storm pond locations.
- Collection crews worked closely with Community Development Department on plan review & inspection of Beeghly, Oyang & Springlake Communities.
- Contractor completed 950 plus feet of Sewer gravity main on Fifth St. & Clover.

- Spot repair made on Discharge pipe @ West Levee.

Utilities - Water Production and Distribution Division

- Wells: Since "Term 91" was lifted on 12-7-22, City ASR Wells have stored approx. 365 million gallons. The City is currently receiving approx. 10 Million Gallons a Day (MGD) from WDCWA. We are storing 4.5 MGD and meeting demand with the remaining 5.5 MGD.
- Wells: The State Water Resource Control Board (SWRCB) just completed their annual inspection of our wellsite's and other facilities with only very minor findings.
- Distribution Division: Crews continue working on system maintenance, repairs and improvements, new water laterals installations, and abandonments of 2" BOW water mains. All program expectations and deadlines are being met.
- Preventive Maintenance: Crews continue to work towards achieving yearly goals in the valve-exercising and hydrant maintenance program. They continue to coordinate with contractors for water main shutdowns, handle service tech calls and mitigate water quality calls.
- Projects: Gibson Rd is nearing completion as all underground infrastructure has been installed and final lift of asphalt remains. The Pedestrian Overcrossing project was completed along with the final punchlist. Water crews worked closely with Community Development Department on review & inspection for the new infrastructure within the Spring Lake Development, performing these inspections on Oyang South Ph 1, Ph2, & Backbone, Pioneer Village phase I & II, Parkside 3, and other development projects.

- Water Main Breaks: 11
- Water Main Valves, Fire Hydrants Replaced: 4
- Water Main Valves Exercised: 483
- Water Mains Abandoned: 440ft by Operations
- Water Quality Calls: 11
- Water Main Shutdowns: 23
- New Water Laterals Installed: 10
- Delinquent Accts Shutoff/On: 179
- Meters Tested: 163
- Meters Replaced: 56

Wastewater Operations Division

Laboratory:
Laboratory staff renewed their accreditation in January with the Environmental Laboratory Accreditation Program (ELAP). Fields of accreditation include more than 20 different analyses. In-house testing includes but are not limited to the following: Total Coliform, TSS, TVSS, pH, Turbidity, Temperature, TDS, Conductivity, and DO. All other tests were performed by ELAP certified commercial analytical laboratories. The Laboratory staff are continuing their transition to TNI by January 2024.

Pretreatment:

Pretreatment Staff works year round to inspect, permit and monitor a variety of businesses: Food Service Businesses (FSB's), Automotive Related Businesses (ARB's), Business of Concern (BOC's), Significant Industrial Users (SIU's), and Dental Industrial Users (DIU's). Staff also conducts a variety of sampling events to meet compliance requirements for the City's National Pollutant Discharge Elimination System (NPDES) Permit: Local Limits (LL), Return Activated Sludge (RAS), Grit & Rags (G&R), Receiving & Effluent Waters (R&E), Stormwater (SW) and Significant Industrial Users (SIU).

12/2022 thru 2/2023

Inspections	Permitting/Outreach	Sampling
33	26	1

Pretreatment Staff continues to conduct residential public outreach door-to-door of "Fat Trappers" to our mobile home and apartment complex residents. Each household receives a small storage container and two disposable bags to dispose of used cooking oil. Along with that comes literature to teach residents on the proper disposal of Fats, Oils & Grease which includes the option to recycle it at our Wastewater Treatment plant for free as well as literature on not flushing items like Q-tips, feminine hygiene products, wipes and other products that can clog our sewer system.

Regulatory Compliance:

- Prepared and submitted Quarterly and Monthly reports to the Regional Board in accordance with our National Pollutant Discharge Elimination System (NPDES) Permit.
- Continued participation in the Central Valley Clean Water Association (CVCWA) special studies on Methyl Mercury, Freshwater Mussels, and Low-Level Toxicity.
- Continued issuing an information binder with all new pretreatment permits with relevant information to the specific discharger.

Water Pollution Control Facility:

- Plant Operations: the plant O&M staff continue plant maintenance projects including replacing motor couplers on filter back wash pumps. Staff assisted with battery replacement a damaged solar mixer, a board malfunction was causing and overcharge condition on batteries. UV system maintenance is an ongoing part of operations including ballast replacement and weir gate gear box replacements.
- Recycled Water Delivery: Currently most of the recycled water is being produced is delivered to the City's Parks Department. Their demand will likely attenuate with the cooler weather and diminished watering requirements for turf during the winter months. Biomass is the City's largest customer, and is online and receiving water as usual.
- Process Flows: This Quarter saw a total flow of 382 million gallons of influent, 313 million gallons of effluent. The plant produced 31.4 million gallons of recycled water, and sent 14.6 million gallons of sludge to south ponds for further processing.

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.8
SUBJECT:	Cooperative Agreement with Caltrans for Gibson Road at SR-113 Interchange Modification Project, CIP 19-13

Recommendation for Action: Staff recommends that the Council adopt Resolution No. _____, approving the Cooperative Agreement with the State of California Department of Transportation (Caltrans) regarding interchange modifications at the SR-113 NB off-ramp at Gibson Road, and authorizing the City Manager to sign the Agreement on behalf of the City.

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

Fiscal Impact:
The approved Capital Budget includes $2,400,000 in funding for the project, consisting of $2,365,000 in Spring Lake Infrastructure – Roads funding (Fund 682) and $35,000 in road development funding. The agreement specifies the assignment of responsibilities between the City and Caltrans. There are no additional financial obligations to Caltrans.

There is no impact on the General Fund.

Background:
The project consists of realigning the northbound SR-113 off-ramp at Gibson Road by removing the free right turn ramp and aligning the off-ramp movement to utilize the traffic signal. A new pedestrian crosswalk will be added on the east leg of the intersection and the existing traffic signal and lighting system will be modified for the changes at the intersection. Other project improvements include widening over the existing drainage ditch between SR 113 and Harry Lorenzo Avenue to construct a new curb & gutter, a 10-foot wide planter strip, a 10-foot wide multi-use pathway, and a 15-foot wide landscape buffer behind the new sidewalk. New pedestrian-scale street lights along Gibson Road are also included with the design.

The proposed project will provide operational benefits for all travel modes on the northbound SR-113 Off-Ramp at Gibson Road and provide improved pedestrian connectivity along the south side of Gibson Road. In addition, the Proposed Project will improve the level of service, eliminate projected back-ups onto Northbound SR-113, and reduce Vehicle Hours of Delay, Total Stops and Fuel Consumption / Emissions.

Caltrans will delegate the CEQA responsibilities to the City as the Lead agency for the entire project while remaining the CEQA responsible agency. The project is exempt from detailed CEQA review pursuant to Section 15301 of the CEQA Guidelines, and a Notice of Exemption has been filed with the County Recorder's office.

Staff anticipates finalizing the project design and bidding on the project in fall of 2023 for a construction start date of spring of 2024.

Discussion:

The majority of the project is located within the State of California right of way, and construction within the State's right of way will need to be completed under an encroachment permit. Caltrans also requires a Cooperative Work Agreement with the State to ensure the project meets Caltrans Project Delivery Quality Management Processes. The agreement will give Caltrans some additional oversight on certain project aspects and assign responsibility for each project component between the City and Caltrans. Execution of the agreement is required to move forward with aspects of the project that require Caltrans approval, including documents, traffic studies, encroachment permit, and authorization to proceed with construction on the State Right of Way.

This item was originally presented to Council at the January 17, 2023 meeting, but Council requested additional information on the need for the project. On March 8, City staff met with the Infrastructure Sub-committee to discuss the project benefits. Staff cited the following information as justification for moving forward with the project:

- **Traffic Projections:** Future traffic projections for the project design year (2042) result in northbound right-turn wait times of over 200 seconds per vehicle (LOS F), which creates a queue of vehicles that will block the northbound left-turn movements, increasing delay for that movement to approximately 200 seconds per vehicle (LOS F). This could ultimately lead to vehicles queuing onto the SR113 mainline. By building the project, both the northbound right-turn and left-turn delay times are reduced to approximately 33 seconds (LOS C).
- **Accident History:** City records indicate that between 2019-2022 there were 7 vehicle-vehicle collisions from northbound SR113 to eastbound E. Gibson yielded controlled off-ramp. All collisions recorded are associated with the merge at the end of the ramp and are correctable by construction of the project.
- **Public Comment/Complaints:** Staff has received, and forwarded to Caltrans, numerous requests for improvements to the northbound off-ramp over the past 10-15 years. Staff has also fielded numerous public inquiries about the City's plans for improving the interchange for bicyclists and pedestrians as well as drivers.
- **Systemic Safety Analysis Report:** The City's Systemic Safety Analysis Report (SSAR) documents countermeasures for improving Gibson Road/SR113 for all users. The countermeasures include the proposed modifications to this interchange. Public comments received during the public review of the SSAR included multiple complaints of feeling unsafe biking or driving near this ramp intersection.
- **Harry Lorenzo/Bourn Intersection:** The project will remove the conflict associated with drivers needing to weave across the short section of road to access northbound Bourn (when the future signal is in place), or weave across merging traffic to access southbound Harry Lorenzo. Both of these movements are common, and often criticized, on the west side of the interchange for the southbound off-ramp approaching Matmor Road.

Sub-committee members cited concerns about the project creating delays for vehicles traveling the Gibson corridor by bringing all vehicles exiting the freeway to a signal-controlled intersection. Staff explained that those concerns can be somewhat mitigated by how the signal is programmed. Introducing a short delay in actuation of the signal to clear a vehicle making a right turn from the off-ramp could allow that vehicle to make a right turn into red without triggering the eastbound/westbound signal to change from green to red.

The sub-committee also discussed the comprehensive plan for safety improvements at the interchange and along the corridor. Staff explained that similar improvements to the other segments of the interchange are intended to be made. However, funding is only available for this initial portion of the work as it was tied to conditions related to new development. The staff noted that there is potential for incremental state funding for future bike/ped safety improvements because the

interchange is identified in the City's Systemic Safety Analysis Report and the upcoming Local Road Safety Plan as well as other guiding documents. Identification of the interchange improvements in these citywide assessments is an important prerequisite to supporting the City's future safety grant applications.

Conclusion:

Staff recommends that the Council adopt Resolution No. _____, approving the Cooperative Agreement with the State of California Department of Transportation (Caltrans) regarding interchange modifications at the SR-113 NB off-ramp at Gibson Road, and authorizing the City Manager to sign the Agreement on behalf of the City.

Prepared by: Ed Wisniewski, Senior Civil Engineer

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

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Cooperative Agreement
3. Preliminary Project Layout

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A COOPERATIVE AGREEMENT WITH THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS)

WHEREAS, the Gibson Road at SR-113 Interchange Modification Project, CIP 19-13 is fully funded in the Capital Budget; and

WHEREAS, a majority of the proposed improvements will occur within Caltrans right-of-way, and

WHEREAS, the State requires a cooperative agreement between the State Department of Transportation and the City of Woodland to construct the project, and

WHEREAS, the City of Woodland wishes to approve the cooperative agreement with the State Department of Transportation.

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

Section 1. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes.

Section 2. A 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 21st day of March, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Vicky Fernandez, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

Please note:
1. CITY may only be designated CEQA lead agency with written approval of the District Director. It is the District's responsibility to obtain this approval before execution of the agreement.

COOPERATIVE AGREEMENT COVER SHEET

Work Description

THE REALIGNMENT OF THE STATE ROUTE 113 (SR113) NB OFFRAMP (PM R9.15/R9.24) TO ELIMINATE THE FREE RIGHT TURN ONTO EB GIBSON ROAD, THE ADDITION OF SIDEWALKS ON THE SOUTH SIDE OF GIBSON ROAD AND MODIFICATION OF THE INTERSECTION AT SR113 NB OFFRAMP TO INCLUDE A PEDESTRIAN CROSSWALK

Contact Information

CALTRANS

Christopher Ladeas, Project Manager

703 B Street

Marysville, CA 95901

Mobile Phone: (530) 701-1305

Email: christopher.ladeas@dot.ca.gov

CITY OF WOODLAND

Ed Wisniewski, Senior Civil Engineer

300 First Street

Woodland, CA 95696

Office Phone: (530) 661-5975

Mobile Phone: (559) 930-4400

Email: ed.wisniewski@cityofwoodland.org

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COOPERATIVE AGREEMENT

This AGREEMENT, executed on and effective from _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Woodland, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY.

An individual signatory agency in this AGREEMENT is referred to as a PARTY. Collectively, the signatory agencies in this AGREEMENT are referred to as PARTIES.

RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code, Sections 114 and 130.

2. For the purpose of this AGREEMENT, the realignment of the State Route 113 (SR113) NB offramp (PM R9.15/R9.24) to eliminate the free right turn onto EB Gibson Road, the addition of sidewalks on the south side of Gibson Road and modification of the intersection at SR113 NB offramp to include a pedestrian crosswalk will be referred to hereinafter as PROJECT. The PROJECT scope of work is Design Engineering Evaluation Report.

3. All obligations and responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENTS will be referred to hereinafter as WORK:

   - PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENT (PA&ED)
   - PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)
   - RIGHT-OF-WAY
   - CONSTRUCTION

   Each PROJECT COMPONENT is defined in the CALTRANS Workplan Standards Guide as a distinct group of activities/products in the project planning and development process.

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4. The term AGREEMENT, as used herein, includes this document and any attachments, exhibits, and amendments.

   This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between the PARTIES regarding the PROJECT.

   PARTIES intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the WORK. The requirements of this AGREEMENT will preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

   If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

   Except as otherwise provided in the AGREEMENT, PARTIES will execute a written amendment if there are any changes to the terms of this AGREEMENT.

   PARTIES agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.

5. No PROJECT deliverables have been completed prior to this AGREEMENT.

6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.

7. PARTIES hereby set forth the terms, covenants, and conditions of this AGREEMENT.

RESPONSIBILITIES

Sponsorship

8. A SPONSOR is responsible for establishing the scope of the PROJECT and securing the financial resources to fund the WORK. A SPONSOR is responsible for securing additional funds when necessary or implementing PROJECT changes to ensure the WORK can be completed with the funds obligated in this AGREEMENT.

   PROJECT changes, as described in the CALTRANS Project Development Procedures Manual, will be approved by CALTRANS as the owner/operator of the State Highway System.

9. CITY is the SPONSOR for the WORK in this AGREEMENT.

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Implementing Agency

10. The IMPLEMENTING AGENCY is the PARTY responsible for managing the scope, cost, schedule, and quality of the work activities and products of a PROJECT COMPONENT.

    - CITY is the Project Approval and Environmental Document (PA&ED) IMPLEMENTING AGENCY.

      PA&ED includes the completion of the Final Environmental Document and the Project Report (documenting the project alternative selection).

    - CITY is the Plans, Specifications, and Estimate (PS&E) IMPLEMENTING AGENCY.

      PS&E includes the development of the plans, specifications, and estimate; obtaining any resource agency permits; and the advertisement/award of the construction contract.

    - CITY is the RIGHT OF WAY IMPLEMENTING AGENCY

      RIGHT OF WAY includes coordination with utility owners for the protection, removal, or relocation of utilities; the acquisition of right-of-way interests; and post-construction work such as right-of-way monumentation/recordation, relinquishments/vacations, and excess land transactions. The RIGHT OF WAY component budget identifies the cost of the capital costs of right-of-way acquisition (RIGHT-OF-WAY CAPITAL) and the cost of the staff work in support of the acquisition (RIGHT-OF-WAY SUPPORT).

    - CITY is the CONSTRUCTION IMPLEMENTING AGENCY.

      CONSTRUCTION includes construction contract administration, surveying/staking, inspection, quality assurance, and assuring regulatory compliance. The CONSTRUCTION component budget identifies the capital costs of the construction contract/furnished materials (CONSTRUCTION CAPITAL) and the cost of the staff work in support of the construction contract administration (CONSTRUCTION SUPPORT).

11. CITY will provide a Quality Management Plan (QMP) for the WORK in every PROJECT COMPONENT that they are the IMPLEMENTING AGENCY of. The QMP describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The QMP will include a process for resolving disputes between the PARTIES at the team level. The QMP is subject to CALTRANS review and approval.

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12. Any PARTY responsible for completing WORK will make its personnel and consultants that prepare WORK available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT work that may occur under separate agreements.

Funding

13. The WORK does not use funds administered by CALTRANS. PARTIES will amend this AGREEMENT should this condition change.

14. Each PARTY is responsible for the costs they incur in performing the WORK.

CALTRANS' Quality Management

15. CALTRANS, as the owner/operator of the State Highway System (SHS), will perform quality management work including Quality Management Assessment (QMA) and owner/operator approvals for the portions of WORK within the existing and proposed SHS right-of-way.

16. CALTRANS' Quality Management Assessment (QMA) efforts are to ensure that CITY's quality assurance results in WORK that is in accordance with the applicable standards and the PROJECT's quality management plan (QMP). QMA does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking WORK.

    When CALTRANS performs QMA, it does so for its own benefit. No one can assign liability to CALTRANS due to its QMA.

17. CALTRANS, as the owner/operator of the State Highway System, will approve WORK products in accordance with CALTRANS policies and guidance and as indicated in this AGREEMENT.

18. CITY will provide WORK-related products and supporting documentation upon CALTRANS' request for the purpose of CALTRANS' quality management work.

19. CITY, including any employee, agent, consultant or sub-consultant retained by the CITY, shall implement uniform document control policies necessary to retain all records and electronically stored information associated with the WORK, including but not limited to those records identified in California Public Resources Code, Section 21167.6, and including email and attachments, in a manner consistent with the CALTRANS Uniform Filing System and the "Final Caltrans Environmental Records Retention Policy", available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/nepa-recordretention-policy-final-a11y.pdf. These records, along with an index of the records, shall be provided to CALTRANS within 60 days of CALTRANS' written request.

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20. The cost of CALTRANS' quality management work is to be borne by CALTRANS.

CEQA Lead Agency

21. CITY is the CEQA Lead Agency for the PROJECT.

22. CALTRANS is a CEQA Responsible Agency for the PROJECT.

Environmental Permits, Approvals and Agreements

23. CITY will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements as those commitments and conditions apply to CITY's responsibilities in this AGREEMENT.

24. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary in the course of completing the PROJECT.

25. It is expected that the PROJECT will not require environmental permits/approvals.

Project Approval and Environmental Document (PA&ED)

26. As the PA&ED IMPLEMENTING AGENCY, CITY is responsible for all PA&ED WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

27. CALTRANS will be responsible for completing the following PA&ED activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.10.10.xx Quality Management

28. Any PARTY preparing environmental documentation, including studies and reports, will ensure that qualified personnel remain available to help resolve environmental issues and perform any necessary work to ensure that the PROJECT remains in environmental compliance.

DRAFT

California Environmental Quality Act (CEQA)

29. The CEQA Lead Agency will determine the type of CEQA documentation and will cause that documentation to be prepared in accordance with CEQA requirements.

30. Any PARTY involved in the preparation of CEQA documentation will prepare the documentation to meet CEQA requirements and follow the CEQA Lead Agency's standards that apply to the CEQA process.

31. CALTRANS is a CEQA Responsible Agency for the PROJECT and is responsible for review, comment, and concurrence on all environmental documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) at appropriate stages of development prior to approval and public availability.

32. Any PARTY preparing any portion of the CEQA documentation, including any studies and reports, will submit that portion of the documentation to the CEQA Lead Agency for review, comment, and approval at appropriate stages of development prior to public availability.

33. If the CEQA Lead Agency makes any changes to the CEQA documentation, the CEQA Lead Agency will allow CALTRANS to review, comment, and concur on those changes prior to the CEQA Lead Agency's approval at appropriate stages of development prior to public availability.

34. If the CEQA Lead Agency makes any changes to CEQA-related public notices, then the CEQA Lead Agency will allow CALTRANS to review, comment, and concur on those changes prior to publication and circulation.

35. The CEQA Lead Agency will attend all CEQA-related public meetings.

DRAFT

36. If a PARTY who is not the CEQA Lead Agency holds a public meeting about the PROJECT, that PARTY must clearly state its role in the PROJECT and the identity of the CEQA Lead Agency on all meeting publications. All meeting publications must also inform the attendees that public comments collected at the meetings are not part of the CEQA public review process.

    That PARTY will submit all meeting advertisements, agendas, exhibits, handouts, and materials to the CEQA Lead Agency for review, comment, and approval at least ten (10) working days prior to publication or use. If that PARTY makes any changes to the materials, it will allow the CEQA Lead Agency to review, comment on, and approve those changes at least three (3) working days prior to the public meeting date.

    The CEQA Lead Agency maintains final editorial control with respect to text or graphics that could lead to public confusion over CEQA-related roles and responsibilities.

Plans, Specifications, and Estimate (PS&E)

37. As the PS&E IMPLEMENTING AGENCY, CITY is responsible for all PS&E WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

38. CALTRANS will be responsible for completing the following PS&E activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.15.10.xx Quality Management

39. CITY will prepare Utility Conflict Maps identifying the accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

    CITY will provide CALTRANS a copy of Utility Conflict Maps for CALTRANS' concurrence prior to issuing the Notices to Owner and executing the utility agreement. All utility conflicts will be addressed in the PROJECT plans, specifications, and estimate.

40. CITY will determine the cost to positively identify and locate, accommodate, protect, relocate, or remove any utility facilities whether inside or outside the State Highway System right-of-way in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements including but not limited to Freeway Master Contracts.

DRAFT

RIGHT-OF-WAY

41. As the RIGHT-OF-WAY IMPLEMENTING AGENCY, CITY is responsible for all RIGHT-OF-WAY WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

42. CALTRANS will be responsible for completing the following RIGHT-OF-WAY activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.25.10.xx Quality Management

43. The selection of personnel performing RIGHT-OF-WAY WORK will be in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements.

44. CITY will make all necessary arrangements with utility owners for the timely accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

45. CITY will provide CALTRANS a copy of conflict maps, relocation plans, proposed notices to owner, reports of investigation, and utility agreements (if applicable) for CALTRANS' concurrence prior to issuing the notices to owner and executing the utility agreement. All utility conflicts will be fully addressed prior to Right-of-Way Certification and all arrangements for the protection, relocation, or removal of all conflicting facilities will be completed prior to construction contract award and included in the PROJECT plans, specifications, and estimate.

46. CITY will provide a land surveyor licensed in the State of California to be responsible for surveying and right-of-way engineering. All survey and right-of-way engineering documents will bear the professional seal, certificate number, registration classification, expiration date of certificate, and signature of the responsible surveyor.

47. CITY will hear and adopt Resolutions of Necessity when authorized to do so by law or will work with local agencies having jurisdiction and authorized under the law to hear and adopt Resolutions of Necessity.

    CITY will conduct and document Condemnation Evaluation Meetings and Condemnation Panel Review Meetings as required in accordance with CALTRANS policy and guidance. CALTRANS will be notified in advance of any Condemnation Evaluation Meetings and Condemnation Panel Review Meetings.

DRAFT

48. If CITY acquires any right-of-way to be incorporated into the State Highway System, CITY will first acquire in its own name.

    No right-of-way will be acquired in CALTRANS' name.

    Title to the State Highway System right-of-way will ultimately be vested in the State. CALTRANS' acceptance of title will occur after the Right-of-Way Closeout activities are complete.

49. CITY will utilize a public agency currently qualified by CALTRANS or a properly licensed consultant for all RIGHT-OF-WAY activities. A qualified right-of-way agent will administer all right-of-way consultant contracts.

    CITY will submit a draft Right-of-Way Certification to CALTRANS six weeks prior to the scheduled Right-of-Way Certification milestone date for review.

    CITY will submit a final Right-of-Way Certification to CALTRANS for approval prior to the advertising the construction contract.

50. Physical and legal possession of the right-of-way must be completed prior to advertising the construction contract, unless PARTIES mutually agree to other arrangements in writing.

51. CALTRANS' acceptance of right-of-way title is subject to review of an Updated Preliminary Title Report provided by CITY verifying that the title is free of all encumbrances and liens. Upon acceptance, CITY will provide CALTRANS with a Policy of Title Insurance in CALTRANS' name.

52. Right-of-way conveyances must be completed prior to WORK completion unless PARTIES mutually agree to other arrangements in writing.

CONSTRUCTION

53. As the CONSTRUCTION IMPLEMENTING AGENCY, CITY is responsible for all CONSTRUCTION WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

DRAFT

54. CALTRANS will be responsible for completing the following CONSTRUCTION SUPPORT activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.20.10.xx Quality Management

55. CALTRANS will not issue an encroachment permit to CITY for construction work until the following conditions are met:

- CALTRANS accepts the final plans, specifications, and estimate
- CALTRANS accepts the Right-of-Way Certification
- Any new or amended maintenance agreements required for the WORK are executed.

56. CITY will require the construction contractor to furnish payment and performance bonds naming CITY as obligee, and CALTRANS as additional obligee, and to carry liability insurance in accordance with CALTRANS Standard Specifications.

57. CITY will advertise, open bids, award, and approve the construction contract in accordance with the California Public Contract Code and the California Labor Code. By accepting responsibility to advertise and award the construction contract, CITY also accepts responsibility to administer the construction contract.

58. CALTRANS will not issue an encroachment permit to CITY's construction contractor until CALTRANS accepts:

- The payment and performance bonds
- The CONSTRUCTION Quality Management Plan

59. The CONSTRUCTION Quality Management Plan (QMP) will describe how construction material verification and workmanship inspections will be performed at manufacturing sources and the PROJECT job-site. The construction material and Source Inspection QMP (SIQMP) are subject to review and approval by the State Materials Engineer.

DRAFT

60. The CONSTRUCTION Quality Management Plan will address the radiation safety requirements of the California Code of Regulations 17 CCR § 30346 when the work requires Gamma-Gamma Logging acceptance testing for Cast in Drilled Hole (CIDH) pile or whenever else it is applicable. In accordance with these regulations CITY, as the "well operator", will have a written agreement with any consultant or external entity performing these tests.

61. CITY will provide a Resident Engineer and CONSTRUCTION SUPPORT staff that are independent of the construction contractor. The Resident Engineer will be a Civil Engineer, licensed in the State of California, who is responsible for construction contract administration activities.

62. CALTRANS will review and concur with:

    - Change Orders affecting public safety, public convenience, protected environmental resources, the preservation of property, all design and specification changes, and all major changes as defined in the CALTRANS Construction Manual. These Change Orders must receive written concurrence by CALTRANS prior to implementation.

    - The Stormwater Pollution Prevention Plan (SWPPP) or the Water Pollution Control Plan (WPCP).

63. CITY will administer and process all construction contract claims pursuant to the requirements set forth under Public Contract Code, Section 9204. In addition, all public works claims of $375,000 or less shall be resolved in accordance with Public Contract Code Section 20104, et seq. and other applicable laws.

64. CITY is designated as the Legally Responsible Person pursuant to the Construction General Permit, State Water Resources Control Board (SWRCB) Order Number 2009-0009-DWQ, as defined in Appendix 5, Glossary, and assumes all roles and responsibilities assigned to the Legally Responsible Person as mandated by the Construction General Permit. CITY is required to comply with the CALTRANS MS4 National Pollutant Discharge Elimination System (NPDES) permit for all work within the State Highway System.

DRAFT

65. As the CONSTRUCTION IMPLEMENTING AGENCY, CITY is responsible for maintenance of the State Highway System (SHS) within the PROJECT limits as part of the construction contract until the following conditions are met:

    - Any required maintenance agreements are executed for the portions of SHS for which relief of maintenance is to be granted.
    - CALTRANS approves a request from CITY for relief from maintenance of the PROJECT or a portion thereof.

66. Upon WORK completion, ownership or title to all materials and equipment constructed or installed for the operations and/or maintenance of the State Highway System (SHS) within SHS right-of-way as part of WORK become the property of CALTRANS.

    CALTRANS will not accept ownership or title to any materials or equipment constructed or installed outside SHS right-of-way.

67. Within one hundred eighty (180) calendar days following the completion and acceptance of the PROJECT construction contract, CITY will furnish CALTRANS with a complete set of "As-Built" plans and Change Orders, including any changes authorized by CALTRANS, using an approved transfer mechanism, such as a CD ROM, flash drive, Filr. The submitted digital files must be completed in accordance with Caltrans specifications, policies, and manuals, including requirements in Sections 2 and 3, of Chapter 17 in the Project Development Procedures Manual, then current CADD User's Manual (Section 4.3), Plans Preparation Manual, and CALTRANS practice. The plans will have the Resident Engineer's name, contract number, and construction contract acceptance date printed on each plan sheet, and with the Resident Engineer's signature only on the title sheet. The As-Built plans will be in Microstation DGN format, version 8.0. When applicable, the digital submittal must also include high accuracy locating and underground facilities data. In addition, CITY will provide one set of As-Built plans and addenda in TIFF format.

    The submittal must also include all CALTRANS requested contract records, and land survey documents. The land survey documents include monument preservation documents and records of surveys prepared to satisfy the requirements of the California Professional Land Surveyors Act (Business and Professions Code, Sections 8700 – 8805). Copies of survey documents and Records of Surveys filed in accordance with Business & Professions Code, Sections 8762 and 8771, will contain the filing information provided by the county in which filed.

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Schedule

68. PARTIES will manage the WORK schedule to ensure the timely use of obligated funds and to ensure compliance with any environmental permits, right-of-way agreements, construction contracts, and any other commitments. PARTIES will communicate schedule risks or changes as soon as they are identified and will actively manage and mitigate schedule risks.

Additional Provisions

Standards

69. PARTIES will perform all WORK in accordance with federal and California laws, regulations, and standards; Federal Highway Administration (FHWA) standards; and CALTRANS standards. CALTRANS standards include, but are not limited to, the guidance provided in the:

- CADD Users Manual
- CALTRANS policies and directives
- Plans Preparation Manual
- Project Development Procedures Manual (PDPM)
- Workplan Standards Guide
- Standard Environmental Reference
- Highway Design Manual
- Right of Way Manual
- Stewardship Agreement
- Construction Manual
- Construction Manual Supplement for Local Agency Resident Engineers
- Local Agency Structure Representative Guidelines

Qualifications

70. Each PARTY will ensure that personnel participating in WORK are appropriately qualified or licensed to perform the tasks assigned to them.

DRAFT

Consultant Selection

71. CITY will invite CALTRANS to participate in the selection of any consultants that participate in the WORK.

Encroachment Permits

72. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within State Highway System (SHS) right-of-way. CITY, their contractors, consultants, agents and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to CITY, their contractors, consultants, and agents at no cost. CALTRANS will provide encroachment permits to utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT will prevail.

73. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the WORK.

Protected Resources

74. If any PARTY discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTY will notify all PARTIES within 24 hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and CALTRANS approves a plan for its removal or protection.

Disclosures

75. PARTIES will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the WORK in confidence to the extent permitted by law and where applicable, the provisions of California Government Code, Section 6254.5(e) will protect the confidentiality of such documents in the event that said documents are shared between PARTIES.

    PARTIES will not distribute, release, or share said documents with anyone other than employees, agents, and consultants who require access to complete the WORK without the written consent of the PARTY authorized to release them, unless required or authorized to do so by law.

76. If a PARTY receives a public records request pertaining to the WORK, that PARTY will notify PARTIES within five (5) working days of receipt and make PARTIES aware of any disclosed public records.

DRAFT

Hazardous Materials

77. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, irrespective of whether it is disturbed by the PROJECT or not.

    HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

    The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

78. If HM-1 or HM-2 is found the discovering PARTY will immediately notify all other PARTIES.

79. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing State Highway System right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CALTRANS, independent of the PROJECT will pay, or cause to be paid, the cost of HM-1 MANAGEMENT related to HM-1 found within the existing State Highway System right-of-way.

80. CITY, independent of the PROJECT, is responsible for any HM-1 found within the PROJECT limits and outside the existing State Highway System right-of-way. CITY will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CITY, independent of the PROJECT, will pay, or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the PROJECT limits and outside of the existing State Highway System right-of-way.

81. The CONSTRUCTION IMPLEMENTING AGENCY is responsible for HM‑2 MANAGEMENT within the PROJECT limits.

DRAFT

CITY and CALTRANS will comply with the Soil Management Agreement for Aerially Deposited Lead Contaminated Soils (Soil Management Agreement) executed between CALTRANS and the California Department of Toxic Substances Control (DTSC). Under Section 3.2 of the Soil Management Agreement, CALTRANS and CITY each retain joint and severable liability for noncompliance with the provisions of the Soil Management Agreement. CITY will assume all responsibilities assigned to CALTRANS in the Soil Management Agreement during PROJECT COMPONENTS for which they are the IMPLEMENTING AGENCY except for final placement and burial of soil within the State right-of-way, per Section 4.5 of the Soil Management Agreement, which is subject to CALTRANS concurrence and reporting to DTSC which will be performed by CALTRANS.

82. CALTRANS' acquisition or acceptance of title to any property on which any HM-1 or HM-2 is found will proceed in accordance with CALTRANS' policy on such acquisition.

Claims

83. CITY may accept, reject, compromise, settle, or litigate claims of any consultants or contractors hired to complete WORK without concurrence from the other PARTY.

84. PARTIES will confer on any claim that may affect the WORK or PARTIES' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTY will prejudice the rights of another PARTY until after PARTIES confer on the claim.

85. If the WORK expends state or federal funds, each PARTY will comply with the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200. PARTIES will ensure that any for-profit consultant hired to participate in the WORK will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the WORK these principles and requirements apply to all funding types included in this AGREEMENT.

86. If the WORK expends state or federal funds, each PARTY will undergo an annual audit in accordance with the Single Audit Act in the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as defined in 2 CFR, Part 200.

87. When a PARTY reimburses a consultant for WORK with state or federal funds, the procurement of the consultant and the consultant overhead costs will be in accordance with the Local Assistance Procedures Manual, Chapter 10.

Interruption of Work

88. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.

DRAFT

89. If WORK stops for any reason, each PARTY will continue with environmental commitments included in the environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, and will keep the PROJECT in environmental compliance until WORK resumes.

Penalties, Judgements and Settlements

90. The cost of awards, judgements, fines, interest, penalties, attorney's fees, and/or settlements generated by the WORK are considered WORK costs.

91. The cost of legal challenges to the environmental process or documentation are considered WORK costs.

92. Any PARTY whose action or lack of action causes the levy of fines, interest, or penalties will indemnify and hold all other PARTIES harmless per the terms of this AGREEMENT.

Project Files

93. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on State Highway System within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will assure that the Project History File is prepared and submitted in compliance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and in PDF format.

GENERAL CONDITIONS

94. All portions of this AGREEMENT, including the Recitals Section, are enforceable.

Venue

95. PARTIES understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTY initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.

Exemptions

96. All CALTRANS' obligations under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, programming and allocation of funds by the California Transportation Commission (CTC).

DRAFT

Indemnification

97. Neither CALTRANS nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

98. Neither CITY nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

Non-parties

99. PARTIES do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights for entities not signatory to this AGREEMENT. PARTIES do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling the WORK different from the standards imposed by law.

100. PARTIES will not assign or attempt to assign obligations to entities not signatory to this AGREEMENT without an amendment to this AGREEMENT.

Ambiguity and Performance

101. Neither PARTY will interpret any ambiguity contained in this AGREEMENT against the other PARTY. PARTIES waive the provisions of California Civil Code, Section 1654.

A waiver of a PARTY's performance under this AGREEMENT will not constitute a continuous waiver of any other provision.

DRAFT

102. A delay or omission to exercise a right or power due to a default does not negate the use of that right or power in the future when deemed necessary.

Defaults

103. If any PARTY defaults in its performance of the WORK, a non-defaulting PARTY will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTY fails to do so, the non-defaulting PARTY may initiate dispute resolution.

Dispute Resolution

104. PARTIES will first attempt to resolve AGREEMENT disputes at the PROJECT team level as described in the Quality Management Plan. If they cannot resolve the dispute themselves, the CALTRANS District Director and the Executive Officer of CITY will attempt to negotiate a resolution. If PARTIES do not reach a resolution, PARTIES' legal counsel will initiate mediation. PARTIES agree to participate in mediation in good faith and will share equally in its costs.

    Neither the dispute nor the mediation process relieves PARTIES from full and timely performance of the WORK in accordance with the terms of this AGREEMENT. However, if any PARTY stops fulfilling its obligations, any other PARTY may seek equitable relief to ensure that the WORK continues.

    Except for equitable relief, no PARTY may file a civil complaint until after mediation, or forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

    PARTIES will file any civil complaints in the Superior Court of the county in which the CALTRANS District Office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

105. PARTIES maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.

Prevailing Wage

106. When WORK falls within the Labor Code § 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code § 1771, PARTIES will conform to the provisions of Labor Code §§ 1720-1815, and all applicable provisions of California Code of Regulations, Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTIES will include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts.

DRAFT

Work performed by a PARTY's own employees is exempt from the Labor Code's Prevailing Wage requirements.

If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTIES will conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. §§ 3141-3148.

When applicable, PARTIES will include federal prevailing wage requirements in contracts for public works. WORK performed by a PARTY's employees is exempt from federal prevailing wage requirements.

DRAFT

SIGNATURES

PARTIES are authorized to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and hereby covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT. By signing below, the PARTIES each expressly agree to execute this AGREEMENT electronically.

The PARTIES acknowledge that executed copies of this AGREEMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Greg Wong
Deputy District Director
D3 Program, Project and Asset Management

Verification of funds and authority:

District Project Control Officer

Certified as to financial terms and policies:

Nadine Karavan
HQ Accounting Supervisor

CITY OF WOODLAND

Name Tbd
Title TBD

Attest:

Name Tbd
Title TBD

Approved as to form and procedure:

Name Tbd
Title TBD

DRAFT

CLOSURE STATEMENT INSTRUCTIONS

1. Did PARTIES complete all scope, cost and schedule commitments included in this AGREEMENT and any amendments to this AGREEMENT?

   YES / NO

2. Did CALTRANS accept and approve all final deliverables submitted by other PARTIES?

   YES / NO

3. Did the CALTRANS HQ Office of Accounting verify that all final accounting for this AGREEMENT and any amendments to this AGREEMENT were completed?

   YES / NO

4. If construction is involved, did the CALTRANS District Project Manager verify that all claims and third party billings (utilities, etc.) have been settled before termination of the AGREEMENT?

   YES / NO

5. Did PARTIES complete and transmit the As-Built Plans, Project History File, and all other required contract documents?

   YES / NO

If ALL answers are “YES”, this form may be used to TERMINATE this AGREEMENT.

DRAFT

CLOSURE STATEMENT

PARTIES agree that they have completed all scope, cost, and schedule commitments included in Agreement 03-0812 and any amendments to the agreement. The final signature date on this document terminates agreement 03-0812 except survival articles. All survival articles in agreement 03-0812 will remain in effect until expired by law, terminated or modified in writing by the PARTIES' mutual agreement, whichever occurs earlier.

The people signing this agreement have the authority to do so on behalf of their public agencies. By signing below, the PARTIES each expressly agree to execute this AGREEMENT electronically.

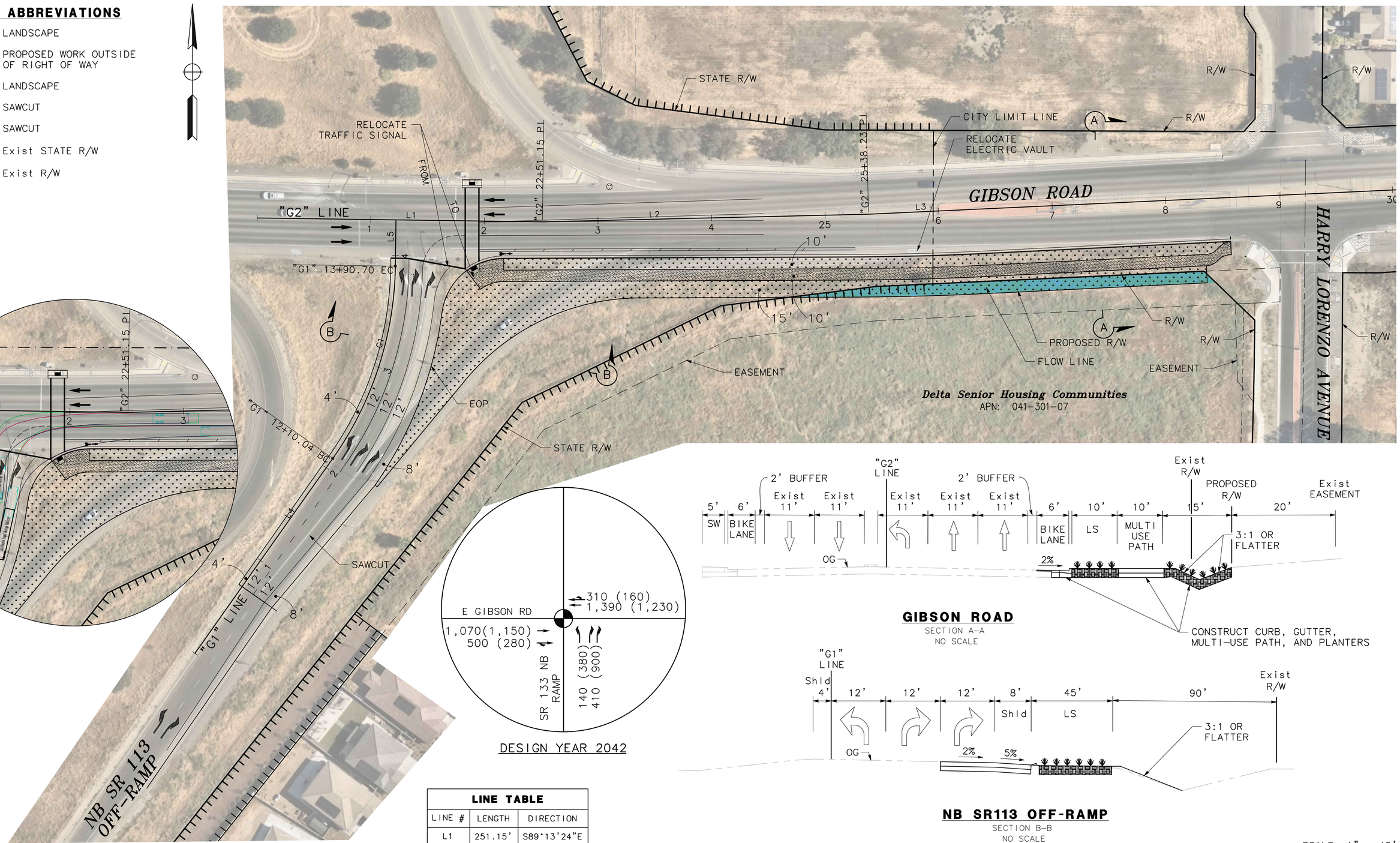
The PARTIES acknowledge that executed copies of this AGREEMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

STATE OF CALIFORNIA **DEPARTMENT OF TRANSPORTATION**	**CITY OF WOODLAND**
_____	_____
Deputy District Director D3 Program, Project and Asset Management	Title TBD
Date: _____	Date: _____

DRAFT

LEGEND/ ABBREVIATIONS

- LANDSCAPE
- PROPOSED WORK OUTSIDE OF RIGHT OF WAY
- LS — LANDSCAPE
- S/C — SAWCUT
- ------ — SAWCUT
- Exist STATE R/W
- Exist R/W



DESIGN YEAR 2042

GIBSON ROAD
SECTION A-A
NO SCALE

NB SR113 OFF-RAMP
SECTION B-B
NO SCALE

SCALE: 1" = 40'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	251.15'	S89°13'24"E
L2	287.09'	N88°39'19"E
L3	496.60'	N87°21'24"E
L4	210.04'	N35°16'49"E
L5	40.67'	N0°46'36"E

CURVE TABLE

CURVE #	RADIUS	DELTA	TANGENT	LENGTH
C1	300.00'	34°30'13"	96.89'	180.66'

0 40 80 160
Graphic Scale

SR113/ GIBSON ROAD
GEOMETRIC APPROVAL DRAWING

MARK THOMAS

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: March 21, 2023
ITEM #: H.9
SUBJECT: Final Acceptance and Notice of Completion for 2022 Road Maintenance Project, CIP 22-06

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, accepting the 2022 Road Maintenance Project, CIP 22-06, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) authorize the reallocation of $100,000 of unspent Measure F Funds from the Fiscal Year 2023 Budget for the 2022 Road Maintenance Project, CIP 22-06, to the 2023 Road Maintenance Project, CIP 23-01.

Staff Contact:
Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact:
The total budget is $1,125,000 as identified in the current Capital Budget CIP 22-06. The project funding is comprised of $1,100,000 in Measure F funding and $25,000 in Water Enterprise Funds to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure F Spending Plan.

The actual cost to complete the project was $977,662, representing 89% of the total budget. Reallocation of $100,000 of unspent funds will support the design phase of the 2023 Road Maintenance Project.

There is no impact to the General Fund.

Background:
In November 2016, Woodland voters approved Measure F, which extended the ½ cent supplemental sales tax. The 12-year approval of Measure F, a General Tax, includes funding for general city services such as street maintenance. Funds from Measure F were utilized to complete this project. Staff maintains a pavement management program that tracks pavement conditions and aims to address pavement maintenance on local streets with the Measure F funds.

The project performed surface maintenance/rehabilitation on Cottonwood Street (W. Main Street to W. Beamer Street). In addition, a total of 8 non-compliant ADA curb ramps were completed with the project.

Discussion:
City Council authorized the bid advertisement for the project on May 17, 2022. The project was awarded to the contractor, George Reed Inc., on July 19, 2022, via Resolution No. 7960. Construction is now complete and ready for acceptance.

One change order was executed during the course of the project with a net change in the contract amount of $24,495. This change order was executed to account for unforeseen site conditions and adjustments in bid quantities. This change order represents 3.4% of the original contract value, which is below the approved 15% contingency amount.

The final project cost breakdown is as follows:

Design/Project Management	**$126,157**
Construction	
Construction Contract	$729,486
Change Orders	$24,495
Construction Management/Inspection	$97,524
Total Construction	**$851,505**
Total Project Costs	**$977,662**
Total Project Budget	**$1,125,000**
Remaining Budget	**$147,338**

Conclusion:
Staff recommends that the City Council (1) adopt Resolution No. _____, accepting the 2022 Road Maintenance Project, CIP 22-06, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) authorize the reallocation of $100,000 of unspent Measure F Funds from the Fiscal Year 2023 Budget for the 2022 Road Maintenance Project, CIP 22-06, to the 2023 Road Maintenance Project, CIP 23-01.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

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

Ken Hiatt
City Manager

Attachments:
1. Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2022 ROAD MAINTENANCE PROJECT (CIP 22-06) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION, AND REALLOCATING $100,000 OF MEASURE F FUNDING TO THE 2023 ROAD MAINTENANCE PROJECT (CIP 23-01)

WHEREAS, the 2022 Road Maintenance Project (CIP 22-06) is fully funded in the Capital Budget for $1,125,000; and

WHEREAS, the City Council authorized staff to bid the 2022 Road Maintenance Project, CIP 22-06 on May 17, 2022; and

WHEREAS, the City Council on July 19, 2022 authorized the City Manager to award and execute a construction contract with George Reed Inc.; and

WHEREAS, construction began on August 22, 2022 and is now complete; and

WHEREAS, the City Council wishes to reallocate $100,000 of unspent Measure F Funds from the 2022 Road Maintenance Project, CIP 22-06, to the 2023 Road Maintenance Project, CIP 23-01.

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

Section 1: The City Council hereby accepts 2022 Road Maintenance Project, CIP 22-06 as complete.

Section 2: The City Council hereby authorizes the City Clerk to file a Notice of Completion for the 2022 Road Maintenance Project, CIP 22-06.

Section 3: The City Council hereby authorizes the reallocation of $100,000 of unspent Measure F Funds from the Fiscal Year 2023 budget of the 2022 Road Maintenance Project, CIP 22-06, to the 2023 Road Maintenance Project, CIP 23-01.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 21st day of March 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Victoria Fernandez, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	H.10
SUBJECT:	Amend Contract with Golden State Emergency Vehicle Service, Inc. for Fire Apparatus Maintenance and Repair Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the First Amendment to the maintenance and repair services agreement with Golden State Emergency Vehicle Services, Inc for an additional amount up to $150,000 for a total agreement amount of $314,000.

Staff Contact:
Eric Zane, Fire Chief- (530) 661-5861, eric.zane@cityofwoodland.org

Fiscal Impact:
The cost of the proposed amendment is $150,000. As part of the mid-year budget process, the Council approved the appropriation of this additional funding to the Fleet Services (Fund 010) for fire apparatus maintenance.

Background:
Over the last year, the Fire Department has begun to assume responsibility for apparatus maintenance and repairs from the City's Fleet Department.

Due to staffing issues, the City's Fleet Department has been unable to adequately service the Fire Apparatus for some time. This has resulted in delayed preventative maintenance as well as excessive out of service times and repetitive repairs due to lack of a certified Fire Apparatus heavy equipment mechanics on the Fleet's staff. Often, repairs were already being outsourced to Golden State Fire Vehicle Service due to a lack of qualified mechanics in the Fleet Department.

As a result, the City entered into a contract with Golden State Fire Vehicle Service at the start of FY23 to perform the majority of all maintenance and repair for fire apparatus.

Discussion:
To date, the City has spent 97% of the available funds under the current contract with several other apparatus in queue for maintenance and repairs. Costs for apparatus maintenance are projected to far surpass the original contract amount by the end of the fiscal year for several reasons. This includes deferred maintenance due to lack of qualified fleet staff, increased costs for parts due to inflation, and age of current apparatus, both frontline and reserve.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the First Amendment to the maintenance and repair services agreement with Golden State Emergency Vehicle Services, Inc for an additional amount up to $150,000 for a total agreement amount of $314,000.

Prepared by: Jeran Scruggs, Management Analyst

Reviewed by: Eric Zane, Fire Chief

Ken Hiatt
City Manager

Attachments:
1. Resolution- Golden State Contract Amdement
2. Golden State- First Amdendment

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FIRST AMENDMENT TO AN AGEEMENT WITH GOLDEN STATE EMERGENCY VEHILCE SERVICES, INC FOR MAINTENANCE AND REPAIR SERVICES FOR FIRE APPARATUS

WHEREAS, the City of Woodland has been under contract with Golden State Emergency Vehicle Service, Inc. since July 5, 2023 for maintenance and repair services for fire apparatus; and

WHEREAS, the City's initial contract authority was in an amount not to exceed $164,000; and

WHEREAS, the City has spent 97% of the available funds under the current contract with several other apparatus in queue for maintenance and repairs; and

WHEREAS, the City wishes to approve amendment one to the agreement with Golden State Emergency Services that increases the contract amount by $150,000 bringing the total not to exceed amount to $314,000; and

WHEREAS, the City Council approved the appropriation of this additional funding to the Fleet Services (Fund 010) budget as part of the mid-year budget process.

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

The City Council hereby approves the First Amendment to the Agreement with Golden State Emergency Vehicle Service, Inc to increase the not to exceed amount by $150,000 brining the total contract authority to $314,000 and authorizes the City Manager to execute the Agreement. A 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 this 21st day of March, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Victoria Fernandez, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

82093.00001\8555510.2

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Professional Services Agreement ("Second Amendment") dated as of the 21st day of March, 2023 is entered into by and between the City of Woodland ("City") and Golden State Emergency Vehicle Services ("Contractor").

ARTICLE 2. RECITALS

2.1 City and Contractor entered into that certain Professional Services Agreement dated July 5, 2022 ("Agreement"), whereby Contractor agreed to provide maintenance and repair services for fire apparatus.

2.2 City and Contractor now desire to amend the Agreement include additional compensation in accordance with the Contractor's original contract scope of work dated July 5, 2022. The total compensation for the first amendment shall not exceed $150,000 bringing the total not to exceed amount to $314,000.

ARTICLE 3. TERMS

3.1 Continuing Effect of Agreement. Except as amended by this Amendment, including the updated fee schedule attached to 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]

City Of Woodland

By: _____
Ken Hiatt
City Manager

Interwest Consulting Group

By: _____
Daron Wright, President/CEO

ATTEST:

_____
Ana B. Gonzalez, City Clerk

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: March 21, 2023
ITEM #: H.11
SUBJECT: Contract Amendment with Economic Planning Systems, Inc., for the preparation of a Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with Economic Planning Systems, Inc. ("EPS"), for the Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project for an additional amount not to exceed $27,000, for a total amended contract amount of $107,000.

Staff Contact:
Erika Bumgardner, Business Development Liaison, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Fiscal Impact:
The subject EPS consultant services agreement is associated solely with the Woodland Research and Technology Park Specific Plan (SP1A) Project. There are no General Fund impacts associated with processing the Woodland Research and Technology Park Specific Plan application. All application processing costs are covered by the project applicant.

As directed by City Council, the City has entered into an Agreement for Advance of Funds with the project applicant. The advanced funding agreement outlines a payment plan proposed by the applicant to cover, in advance, all costs estimated to be incurred within a projected three month project horizon. However, the Applicant agrees that there shall always remain on deposit with the City a minimum of $25,000 to cover anticipated costs to be incurred in the processing of the application. In the event, for any reason, the City's request for further payments from applicant is not fully satisfied, the City reserves the right to cease processing of the application.

Background:
On June 6, 2017, the City of Woodland authorized City staff to proceed with preparation of the Specific Plan as proposed by the Woodland Research and Technology Group ("Applicant") (PLNG1700017). On May 15, 2018, the City Council approved a professional services agreement ("Agreement") with EPS ("Consultant"), in the amount of $80,000 for the preparation of a nexus study, Public Facilities Financing Plan and related support work for the Specific Plan and authorized the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount.

On June 1, 2018, the City of Woodland entered into an Agreement with EPS to prepare the financial analysis in support of the project for an amount not to exceed eighty thousand dollars ($80,000). The agreement has since been amended two separate times to extend the term of the contract.

This Amendment #3 is being presented to Council for the following reason:

Additional work is necessary to complete the financial analysis in light of recent State legislation (AB

602) that affects development impact fee generation and assumptions. Because of the requirement that many residential development impact fees be charged on a per-building-square-foot basis, rather than on a per unit basis as has been the case until 2022, EPS methodology changes were required to amend and complete the original task and to account for updated costs.

Discussion:
The Specific Plan is now in the final review phase. Of the many tasks identified in the original project schedule, the preparation of a financing plan is necessary in support of the Specific Plan and for project implementation.

A Public Facility Financing Plan is required to determine whether available sources of revenues will be sufficient to fund Specific Plan related capital facility costs. The analysis takes into account both existing and new revenue sources including development impact fees and Community Facilities District financing. The analysis allocates Specific Plan related backbone infrastructure and public facilities costs to the project's proposed land uses. The costs will include not only those needed to serve SP1A but also required oversizing costs for infrastructure that will benefit all of SP1 as identified in the 2035 General Plan.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with Economic Planning Systems, Inc. ("EPS"), for the Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project for an additional amount not to exceed $27,000, for a total amended contract amount of $107,000.

Prepared by: Erika Bumgardner, Business Development Liaison

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

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. EPS Proposal for Amendment 3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ECONOMIC PLANNING SYSTEMS, INC FOR PUBLIC FACILITIES FINANCING PLAN IN SUPPORT OF THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT

WHEREAS, on June 6, 2017, the City of Woodland ("City") authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan ("Specific Plan") as proposed by the Woodland Research and Technology Group ("Applicant") (PLNG17-00017); and

WHEREAS, on May 18, 2018, the City Council approved a professional services agreement ("Agreements") with Economic Planning Systems, Inc. ("EPS") for $80,000, to provide finance planning services for the Woodland Research and Technology Park Specific Plan project and authorized the City Manager, or his designee, to execute the agreements and amendments as necessary up to 20% of the agreement amount; and

WHEREAS, on August 4, 2020, and on November 22, 2022, Amendments #1 and #2 to the EPS professional services agreement were executed to extend the term of the contract to complete the financial analysis; and

WHEREAS, additional financial analysis is necessary for the completion and future implementation of the Specific Plan; and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement entered into by the Applicant and City on December 15, 2017.

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

Section 1. The City Council hereby approves the Third Amendment to the professional services agreement with EPS, in an amount not to exceed $27,000 for the Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan Project and authorizes the City Manager to execute the agreement and amendments, as necessary, up to 10% ($10,700) of the total agreement amount ($107,000). The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED by the City Council of the City of Woodland at regular meeting of the City Council held on the 21st day of March 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Vicky Fernandez, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

February 16, 2023

Brent Meyer, Community Development Director
City of Woodland
300 First Street
Woodland, CA 95695

Subject: Budget Authorization for Woodland Research and Technology Park Financing Plan and Nexus Study;
EPS #162061

The Economics of Land Use

Brent Meyer:

Economic & Planning Systems, Inc. (EPS) appreciates the opportunity to prepare a Public Facilities Financing Plan (Financing Plan) and Development Impact Fee Nexus Study (Nexus Study) for the Woodland Research and Technology Park (WRTP). As you are aware, EPS began work on this project in 2016 with the original 2 tasks specified for the project listed below:

- **Task 1:** Prepare Infrastructure Cost Burden and Feasibility Analysis
- **Task 2:** Prepare Infrastructure Financing Plan

EPS completed **Task 1** and has been working on **Task 2**, which the City would like to expand to include preparation of a Nexus Study. Between 2018 and 2022, EPS prepared several iterations of cost allocations and development impact fee feasibility analyses in support of the proposed Nexus Study. Most recently, EPS prepared a first draft of an updated cost allocation that addresses requirements of California Assembly Bill 602 that went into effect in 2022. Because of the requirement that many residential development impact fees be charged on a per-building-square-foot basis, this latest cost allocation required methodology changes, as well as changes to address updated land uses and costs.

EPS prepared outlines for the Financing Plan and the Nexus Study that were submitted to the City for review. EPS and the City will coordinate on finalizing the outlines for the two documents.

Economic & Planning Systems, Inc.
455 Capitol Mall, Suite 701
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

In completing the recent various model runs and technical analyses, EPS has expended approximately $37,000 of the original $65,000 budget to prepare the Financing Plan, leaving a remaining budget authorization of approximately $28,000. EPS estimates an additional **$27,000** is needed to complete the Financing Plan and the Nexus Study. If approved, this budget amendment would result in a total budget authorization for the project of $107,000, as detailed by task below:

Task		Existing Budget	Proposed Budget
Task 1	Prepare Infrastructure Cost Burden and Feasibility Analysis	$15,000	$15,000
Task 2	Prepare Infrastructure Financing Plan and Development Impact Fee Nexus Study	$65,000	$92,000
	Total Project	**$80,000**	**$107,000**

EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; thus, you will be billed only for the work EPS completes up to the authorized budget amount. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith. EPS's 2023 Hourly Billing Rate Ranges are attached as part of this budget authorization request. EPS's billing rates are adjusted periodically and are subject to change.

Again, EPS appreciates the opportunity to work on this project. Please call me at (916) 649-8010 if you have questions or require changes to this proposal. Otherwise, please forward the necessary contract documents to EPS for review and signature.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC. (EPS)

Jamie Gomes
Managing Principal

Attachment

2023 Hourly Billing Rates

	California Offices
Managing Principal	$320–$325
Senior Principal	$360–$375
Principal	$285–$300
Executive/Senior Vice President	$260–$275
Senior Consultant	$260
Vice President	$235–$255
Senior Technical Associate	$210–$275
Senior Associate	$205–$230
Associate	$185–$195
Research Analyst II	$145–$170
Research Analyst I	$105–$120
Production and Administrative Staff	$95–$120

Billing rates updated annually.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: March 21, 2023
ITEM #: I.12
SUBJECT: 6th Cycle Housing Element - Version 2

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- Version 2 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 Version 1 with the 6th Cycle 2021-2029 Housing Element Version 2; 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: cindy.norris@cityofwoodland.org

Fiscal Impact:
The Capital Budget for the entire project, CIP#21-08, is $157,330 consisting of $20,000 in REAP grant funds from the Sacramento Area Council of Governments (SACOG) and $137,330 in LEAP grant funds from the State Department of Housing and Community Development. In addition to the LEAP and REAP funding utilized, SACOG provided support to member agencies by paying the consultant team, Ascent Environmental, to prepare the initial Affirmatively Furthering Fair Housing (AFFH) report required for the element update. Additionally, SACOG funded a subsequent contract with Ascent Environmental to assist in completing the final Version 2 Housing Element document. The initial project included costs for consultant services and staff. General fund monies were utilized to cover staff time to complete the Version 2 update.

Report in Brief:
As required under State law, 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.

On September 7, 2021, the City Council adopted the Housing Element for 2021-2029. As required by law, the document was submitted to the California Department of Housing and Community Development (HCD) for their certification. HCD found that the Housing Element did not comply with state law. In response, staff has worked with HCD on revisions to the adopted document. Prior to submittal of the revised Version 2 of the Housing Element to HCD, it must be approved by the City of Woodland.

The item was heard by the Planning Commission at their regularly scheduled meeting on March 2, 2023, and recommended for approval by a unanimous vote of the attending Commission Members (7-Ayes, 0-Noes, 0-Absent).

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 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 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 required to prepare the 6th Cycle Housing Element for the 2021-2029 eight-year period. The City Council adopted the 6th Cycle Housing Element – Version 1 on September 7, 2021. On December 8, 2021, HCD notified staff in a letter that the Housing Element as adopted did not comply with State Housing law.

The City worked with HCD to update the document and submitted a revised draft for HCD review on June 16, 2022. The City received a second non-compliance letter from HCD on August 15, 2022. A third version was provided to HCD on November 8, 2022. In response to verbal comments from HCD, updated pages were submitted on January 24, 2023. On January 26, 2023, the City received a Conditional Approval letter from HCD. Copies of all draft Housing Element documents and HCD letters can be found on the City's Web page at https://cityofwoodland.org/1297/Documents. Each revised draft was posted on the City's web page for seven (7) days and emails were sent to interested parties and to individuals who had requested updates.

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 at varying income levels. 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. For the initial review of the Housing Element, 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.

As required by HCD, each subsequent amended version of the revised adopted Housing Element was posted on the City's web page for seven (7) days and interested parties notified via email regarding the proposed edits. The final draft, Version 2, was posted on the City's web page 10 days prior to the Planning Commission meeting. Notices in Spanish and English were provided to interested parties 10 days prior to the meeting and display ads published in the local newspaper. Printed copies were made available at the Library and the City. There has been no change to the previously identified sites in the RHNA sites analysis.

In order to assist multiple cities in the region in completing 6th Cycle Housing Element updates, the Sacramento Council of Governments (SACOG) has utilized technical assistance funding from the state to help member agencies. SACOG has funded a contract with the planning consultant firm Ascent Environmental, to assist the City in preparing Housing Element updates.

Discussion:

Summary of Draft 6th Cycle Housing Element

The Draft Housing Element consists of the following sections:

- Section 1 – Introduction
- Section 2 – Projected Housing Need
- Section 3 – Housing Resources
- Section 4 - Housing Plan
- Appendices
  - A - Housing Element program review
  - B – Housing Needs Assessment
  - C – Sites Inventory and Methodology
  - D – Housing Constraints
  - E – Public Outreach Summary
  - F – Affirmatively Furthering Fair Housing

Section 1 – Introduction

Section 1 provides an overview and summary of data sources and relationship to other plans and documents, as well as a summary of public participation.

Section 2 – Projected Housing Need

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. (Appendix B)

Section 3 – Housing Resources

This section provides an inventory of adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.

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, zoning designations, 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. There has been no change to the identified existing vacant sites in the City since the Housing Element Update – Version 1 was adopted September 7, 2021.

The inventory includes a total of 143 vacant sites located throughout the City that can accommodate 3,157 units with existing zoning regulations. Given the 532 units in the pipeline, and the potential 2,555 units expected to be developed in the next 5-10 years, the City has capacity for an additional 70 units above the required RHNA of 3,087 units. Of the additional capacity, 25 units are suitable for Very Low and Low Income units and 240 units are available for Moderate-income households.

Summary of 6th Cycle Sites Inventory

	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	**3,087**
Pipeline Projects	189	74	269	532
Remaining RHNA	**873**	**527**	**1,155**	**2,555**
Realistic Unit Capacity	810	749	959	2,518
ADU and Multi-generational Housing Projection	**88**	**18**	**1**	**107**
Total Capacity	**1,087**	**841**	**1,229**	**3,157**
Excess Capacity Above RHNA	***25***	***240***	***-195***	***70***
Future Capacity				
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity with Annexation of Research and Technology Park Specific Plan	***1,366***	***1,120***	***1,508***	***3,994***

The City's capacity falls short with regard to vacant land available for Above Moderate-income. However, the city has indicated to HCD that it is possible that Moderate-income sites will potentially develop as Above Moderate. Once the Research and Technology Park Specific Plan is adopted, the City will have adequate capacity in all income categories.

The sites inventory has been modified in Version 2 based on comments from HCD. The Research and Technology Park may only be shown as future capacity. Once annexed, it may be included in the capacity analysis. In addition, ADU and multi-generational units have been added at an assumed future capacity. A detailed discussion regarding Accessory Dwelling Units is provided in Appendix C, Section C 2.5. A further discussion regarding amendments to the Inventory is provided below.

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 state criteria. A program included in the Housing Element requires the City to identify sites that may be suitable for redevelopment in the future as opportunity sites.

<u>Section 4 – Housing Plan</u>
The Element proposes four overarching goals. Policies and specific programs are provided in support of the goals. Multiple programs reflect both on-going and proposed actions.

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

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

Goal C: Equal Opportunity Housing
Key Policies to which the City is committing:
- Equal Opportunity
- Fair Housing Hotline
- Enforcement
- Housing Equity

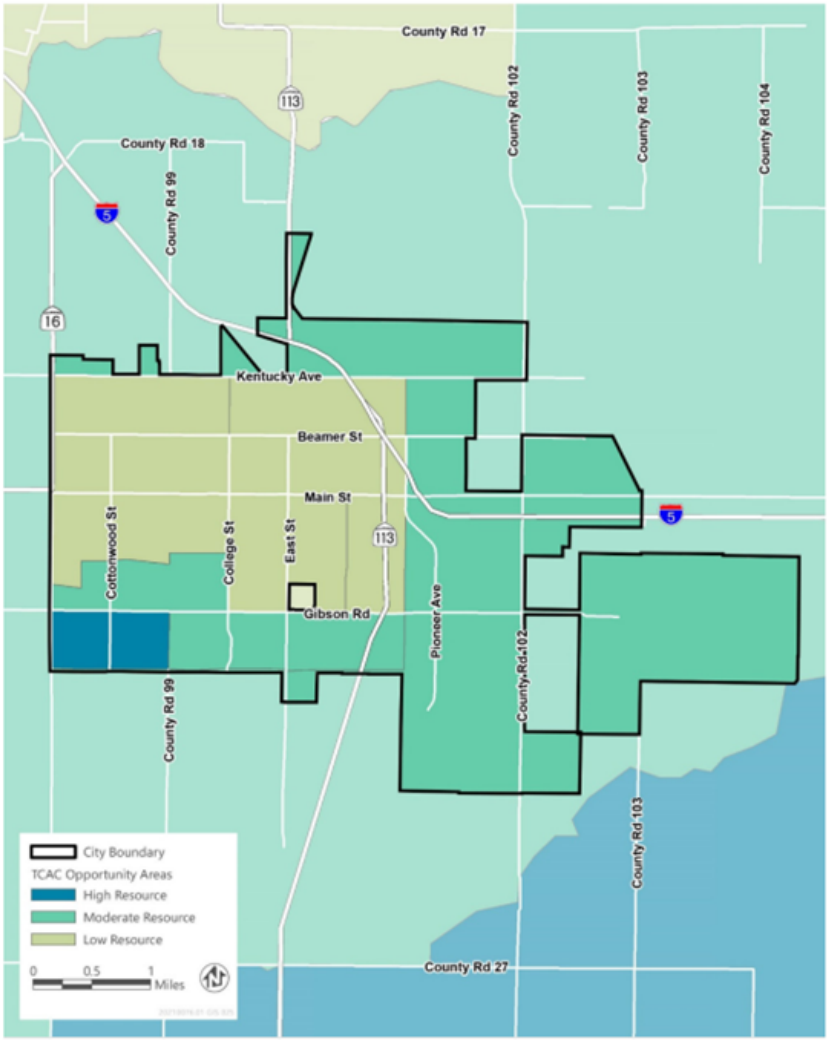
Goal D: Energy Conservation and Sustainable Housing Development
Key Policies to which the City is committing.
- Site Design
- Infill, Adaptive Reuse, and Mixed Use
- CalGreen
- Energy and Environment

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.

A detailed analysis is provided in Appendix F- Fair Housing Assessment. A review of the programs to help further fair housing practices is summarized in Section 1.7 of the Public Review Draft and Table F-8 in the Appendix.

A number of updates were provided in the Appendix F analysis report as part of Version 2, including utilizing updated the California Tax Credit Allocation (TCAC) opportunity maps (Figures F31 and F32). The California Tax Credit Allocation Committee and HCD prepare the maps annually. The opportunity maps use a number of factors to measure and visualize place-based characteristics linked to critical life outcomes such as income, educational attainment, and economic mobility. The goal is to filter for high-poverty, racially segregated areas in order to help identify program target areas. In 2022, the majority of the City of Woodland was located in Moderate Resource or Low Resource areas. There is one small area in the southwest of the city which is identified as High Resource. There are no areas shown either at the Highest Resource or with High-Segregation and Poverty. The TCAC opportunity maps can be viewed at the following web link: https://www.treasurer.ca.gov/ctcac/opportunity.asp It is noted that the 2023 map appears the same as the 2022 which was used in the Version 2.

Figure F-16: TCAC Opportunity Areas - Composite



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2022.

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.

Review Process:

Version 1: The Public Review Draft Housing Element was submitted to HCD for review on May 14, 2021. The State has up to 60-days to review the Housing Element and provide the City with comments related to meeting state requirements. HCD provided comments on July 13, 2021. The City updated the draft and then proceeded with adoption hearings. The final adopted Version 1 Housing Element update was submitted to HCD on September 8, 2021. On December 8, 2021, HCD responded with a letter in which HCD found that the Housing Element as adopted did not comply with State Housing Law.

Version 2: The City worked with HCD to update the document and submitted a revised draft for HCD review on June 16, 2022. The City received a second non-compliance letter from HCD on August 15, 2022. A third version was provided to HCD on November 8, 2022. In response to verbal comments from HCD, additional revised pages were submitted on January 24, 2023. On January 26, 2023, the City received a Conditional Approval letter from HCD. The final public review draft Version 2 incorporates all edits.

Copies of all draft Housing Element documents and HCD letters can be found on the City's Web page at https://cityofwoodland.org/1296/Housing-Element-Update-2021. Each revised draft was posted on the City's web page for seven (7) days and emails sent to interested parties who had

requested updates.

Comments on the Revised Drafts:
Version 1: Adopted Housing Element
Detailed information concerning public outreach and participation for the Version 1 Housing Element Draft is summarized in Chapter 1.4 of the Housing Element draft and Appendix E.

Version 2: Draft Updates – Public Participation, Comments and Revisions:
To address HCD comments from December 8, 2021, staff met with representatives of Legal Services of Northern California to seek input on strengthening fair housing programs as well as address other issues related to compliance with State law. After the City submitted the updated draft to HCD in June 2022, HCD received a comment from Maxwell Davis, which was incorporated into the HCD review letter dated August 15, 2022.

The City submitted a revised draft to HCD on November 28, 2022. HCD subsequently notified the City of a general comment received by the state on November 18, 2022, from a group representing the Greenbelt Alliance, California Renters and Legal Advocacy and Education Fund, and 350 Contra Costa. The comment was addressed in a subsequent technical memo from HCD with regard to compliance with PRC 21080.1 & 21080.2, in which a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.

In response to the comment, the City added program A 20: CEQA Review and Transparency: which states that the City will "provide information on the City website and handouts at the public counter related to the CEQA review process and opportunities for CEQA streamlining. The City has committed to updating all forms and handouts within 12 months of Housing Element Adoption. The updates were posted on the City's web page as revised extracted pages on January 17, 2023.

Planning Commission Review
The item was heard by the Planning Commission at their regularly scheduled meeting on March 2, 2023, and recommended for approval by a unanimous vote of the attending Commission Members (7-Ayes, 0-Noes, 0-Absent). The Commission did not ask that changes be made to the document, but did ask a number of clarifying questions regarding the TCAC maps and what other changes staff felt could be made to further facilitate housing.

TCAC Opportunity Maps.
In 2017, HCD and the California Tax Credit Allocation Committee (CTCAC) convened a group of independent organizations and research centers for the purpose of providing research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The opportunity map is used to inform statewide siting of affordable housing for families. However, it is acknowledged that there is significant regional variation. The maps attempt to filter for areas that meet consistent standards for both poverty (30% of population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). Indicators used in the analysis include: poverty; adult education; employment; job proximity; median home value; CalEnviro Screen 4.0 indicators; math proficiency; reading proficiency; high school graduation rates; and student poverty rate.

How to Further Facilitate Housing.
Staff provided a brief review of actions taken to date to reduce constraints and to encourage housing. In 2017, the City amended the General Plan to increase allowed densities and provided corridor mixed use zoning that allows housing in a larger number of locations. The Downtown Area A

has an unlimited density cap. The city then adopted the Interim Zoning Ordinance in 2018 to implement the General Plan and updated the document in 2020, to incorporate objective development standards for residential projects. In 2019, the City updated Development impact fees to reduce costs for multi-family and smaller single-family housing and facilitate affordability by design. The City amended the Affordable Housing Ordinance in 2018 and again in 2020 to help stimulate new housing construction. The amendments clarified the payment of in-lieu fees as the preferred approach for satisfying inclusionary requirements, which provides greater certainty regarding future anticipated costs to the development community. In addition, the amendments reduced the number of affordable units for certain projects that meet density requirements. Further, to the extent possible, the City continues to focus on streamlining the review and approval of multi-family infill and affordable projects.

The City's next step in facilitating housing production will be the development of the Comprehensive Zoning Code, with the goal of providing a document that is easy to understand and use, which will include clear objective standards, while providing for high quality design.

Summary of Key Modifications Made in Version 2

Implementation Programs (Section 4)

Updated to include specific timeframe, measurable objective, and more specifically described intent and outcome.

Evaluation of Existing Programs Updated (Appendix A)

This section was updated to address ADU production as well as to further describe actions taken to address homelessness.

The City incorporated a more robust discussion of past performance for ADUs and Multi-generational units to utilize this information to formulate future projections. The City also then had to amend past annual housing reports for the years 2019-2021 to incorporate ADUs. (Starting with the year-end 2022 annual housing report, the Department of Finance is requiring cities to incorporate ADU production).

Expanded Discussion regarding Persons with Developmental Disabilities (Appendix B)

Discussion regarding Special Housing needs was updated to incorporate a more robust discussion concerning housing needs for persons with developmental disabilities (Section B 2.5).

Sites Inventory Amendments (Appendix C)

Modified Assumptions for CMU zones (Section C.3.3)

As part of the sites analysis, HCD requires the City to assume a realistic development capacity when calculating the assumed density. On an average site, it is generally assumed that a property will develop at 80% of maximum capacity, or at 85% if a density bonus is incorporated. However, HCD questioned this proposed capacity for the Corridor Mixed Use (CMU) zones because a site may develop as other than residential in whole or in part. Based on an analysis of development in the CMU zones since 2018, Version 2 utilizes a 70% development capacity (20 percent reduction to reflect realistic density and 10 percent reduction to account for potential non-residential uses).

Added ADU/Multi-generational units (Section C.2.4)

The Version 2 document incorporated a detailed discussion regarding ADU development since 2018 and included numbers in Appendix A, Existing Program Review. The information from the analysis was used to develop RHNA's future capacity assumptions.

Updated Sites Inventory Table (Section C.4: Table C-8)

As discussed previously, a combination of factors have resulted in modifications to the Sites Capacity

Inventory Table. However, at this time, the City is still able to meet the RHNA unit capacity without having to rezone land. Capacity is achieved through by-right zoning for housing at varying densities.

Updated Discussion regarding Emergency Shelters in the Housing Constraints Section (Appendix D).
HCD determined that the City did not meet State Government Code 65583, which requires all cities and counties to allow emergency shelters as a by-right use in at least one zone and to demonstrate that the city has adequate capacity to accommodate the jurisdiction's unmet emergency shelter need. HCD requires the City to update the zoning prior to certification of the Housing Element, rather than allow the City to include the re-zone as a future action. The City has recently approved amendments to the Emergency Shelter Ordinance and Zoning (February 21, 2022 and March 7, 2023 second Reading) to meet state requirements. (Provisions for a Variety of Housing: Section D.5)

CEQA Streamlining (Appendix D)
The city provided an updated discussion (Section D.2.5) regarding CEQA Approvals and CEQA Streamlining and added new program A.20.

Affirmatively furthering Fair Housing (Appendix F)
The City has amended several discussion sections in Appendix F.
- Updated the discussion and maps related to the HCD/TCAC Opportunity areas to the 2022 version. (Section F 2.4 Figures F16, F31 and F32)
- Updated the discussion of the city's transportation opportunities (Section F 2.4: Transportation Opportunities)
- Added a discussion concerning Recent and Planned Public Investments (Section 2.4: Recent and Planned Investments)
- Updated the discussion concerning Cost Burden (Page F-49: Disproportionate Housing Needs)
- Updated Table F-6: Sites Inventory in relation to Low and Moderate Income Census Tracts
- Updated Table F-7: Sites Inventory Capacity in Relation to TCAC/HCD Opportunity Areas.
- Updated Figures F 31 and F 32 to use the 2022 TCAC maps (Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts and in Relation to TCAC/HCD Opportunity Areas.
- Updated Table F-8: Factors that Contribute to Fair Housing Issues and Implementation of Programs to affirmatively further fair housing. The programs create opportunities for lower-income residents in higher resource areas and place-based strategies to encourage investment in lower-resource areas in order to improve equality in access to opportunity in the City.

Environmental Review:
The environmental review for the Version 1 - 6th Cycle Housing Element, pursuant to Section 15183 of the CEQA Guidelines, determined that the Housing Element is consistent with the use and intensity established for properties under the general plan and zoning ordinance. The Housing Element is consistent with the General Plan EIR and therefore, 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." Version 2 of the 6th Cycle Housing Element is also consistent with the General Plan and Zoning Ordinance, and therefore, is consistent with 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 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.

Conclusion:

Staff recommends that the City Council: (1) Receive a staff report; (2) Hold a public hearing; and:
(a) Certify that the Housing Element- Version 2 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 Version 1 with the 6th Cycle 2021-2029 Housing Element Version 2; 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

Ken Hiatt
City Manager

Attachments:

1. City Council Resolution HE 3.21.23
2. 6th Cycle Housing Element Public Review Draft February 2023 (cln)
3. HCD Comment Letters and Public Comments

RESOLUTION NO. ___

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 VERSION 2 -2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Woodland proposes to update the 5th Cycle 2013-2021 Housing Element and replace it with the 6th Cycle 2021-2029 Housing Element Update as an amendment to the General Plan in conformance with California State Department of Housing and Community Development requirements; and

WHEREAS, the 6th Cycle Housing Element-Version 1 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 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 May 14, 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 July 2, 2021 the City received comments from Legal Services of Northern California and on July 13, 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

WHEREAS, on September 7, 2021, the City of Woodland City Council held a duly noticed public hearing to receive public testimony, and adopted the 2021-2029 Version 1 6th Cycle Housing Element update and General Plan Amendment; and

WHEREAS, on December 8, 2021, the City received a letter of non-compliance from HCD. The City has worked with HCD to update the document. The City submitted a revised draft to HCD in June of 2022, and received a letter of non-compliance from HCD on August 15, 2022.

The City submitted a revised draft to HCD on November 28, 2022 with additional revised pages submitted January 24, 2023. On January 26, 2023, the City received a Conditional Approval letter from HCD. The final public review draft Version 2 incorporates all edits.

WHEREAS, each updated draft was posted on the City's web page for 7 days and emails sent to interested parties.

WHEREAS, notice of the public review draft of Version 2 of the 6th Cycle Housing Element was published in a paper of local circulation ten days before the hearing, and email sent to interested parties. Notices were display ad format and published in Spanish and English.

WHEREAS, The item was heard by the Planning Commission at their regularly scheduled meeting on March 2, 2023, and recommended for approval by a unanimous vote of the attending Commission Members (7-Ayes, 0-Noes, 0-Absent)

WHEREAS, the City Council accepts the determination that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed Version 2 - 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, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed Version 2 - 6th Cycle 2021-2029 Housing Element and General Plan Amendment:

The City Council approval makes the following findings:

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 determined 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 Version 2 - 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 the Version 2 - Housing Element Update. The City Council hereby recommends approval of the General Plan Amendment to replace the existing Housing Element and to incorporate the final Version 2 - 6th Cycle Housing Element Update, attached hereto and incorporated herein as Exhibit 1.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 21st day of March 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Vicky Fernandez, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

Approved as to Form

_____
Ethan Walsh, City Attorney

Exhibit 1 – Version 2 - 6th Cycle 2021-2029 Draft Housing Element

6th Cycle Housing Element

City Woodland

Public Hearing Draft

February 2023

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This Public Hearing Draft Housing Element includes revisions made in March 2022 to address the December 8, 2021, comment letter from the California Department of Housing and Community Development (HCD) on the City of Woodland Housing Element, adopted September 7, 2021. Additional modifications were made in October 2022 and January 2023 to address HCD comments received in August 2022.

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.

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.

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:

- 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 continued 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 were noted and presented to the Planning Commission and City Council for consideration.

Public hearings (August and September 2021): The City also provided opportunities for public engagement during the public hearing process.

Planning Commission. On August 5, 2021, the updated draft Housing Element was reviewed by the Planning Commission as a public hearing item on the regular agenda. Notice of the proposed hearing and availability of the draft document was provided both by mail and email when known. In addition, two quarter page display ads were published. All notices, mailings, and email

were provided both in English and Spanish. Mailers were provided to all identified owners of sites identified in the inventory, to the complete list of identified interested parties and housing advocates, as well as to all individuals who commented on the previous draft with copies as requested. Copies of the document were provided in the Community Development Department and the Woodland Public Library. The only speaker from the public at the meeting was Legal Services of Northern California who spoke in support of the proposed document. The Planning Commission recommended that City Council certify that the Housing Element is consistent with the General Plan EIR and approve a Resolution to amend the existing General Plan to replace the existing Housing Element with the 6th cycle Housing Element.

City Council. On September 7, 2021, the draft Housing Element was reviewed by the City Council as a public hearing item on the regular agenda. Notice of the proposed hearing and availability of the draft document was provided both by mail and email when known 10 days before the meeting. In addition, two quarter page display ads were published. All notices, mailings, and email were provided both in English and Spanish. Mailers were provided to all identified owners of sites identified in the inventory, to the complete list of identified interested parties and housing advocates, as well as to all individuals who commented on the previous draft with copies as requested. Copies of the document were provided in the Community Development Department and the Woodland Public Library. The only speaker from the public at the meeting was Legal Services of Northern California who spoke in support of the proposed document. The City Council certified that the Housing Element is consistent with the General Plan EIR and unanimously approved Resolution 7784, to amend the existing General Plan to replace the existing Housing Element with the 6th cycle Housing Element.

Revisions to Adopted Housing Element. Following adoption by the City Council on September 7, 2021, the City submitted the Adopted Housing Element to HCD for review and certification. HCD provided a comment letter on December 8, 2021 with additional requested revisions to the Housing Element, primarily to strengthen fair housing programs as well as address other issues related to compliance with State law. City staff made further revisions to the Housing Element to address HCD comments and met with staff from Legal Services of Northern California to seek input on strengthening fair housing programs. The revised Housing Element was posted on the City website for a seven-day public review and notice was sent to all individuals who requested a copy before submittal to HCD for review. The revised document was submitted to HCD on June 16, 2022.

On August 15, 2022, HCD provided a letter to the City with additional revisions identified. City staff made further revisions to the Housing Element to address HCD comments. Staff worked with HCD to ensure that the revisions addressed the technical modifications requested.

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. A summary of the key fair housing issues and contributing factors is provided below, in Table 1-1, along with the housing programs that address the identified key issues. The table identifies metrics related to each of the key fair housing issues. The metrics are not binding commitments, but instead are provided as a way to measure success of the AFFH programs. (Table 1.1 is not a complete listing of all programs contained in the Housing Element, rather it lists those programs that address specific AFFH factors and issues. For a complete listing of all Housing programs

please see Section 4: Housing Plan). For the complete analysis of AFFH considerations, see Appendix F.

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
Predominance of Low Resource Areas Throughout the City	A majority of Woodland is classified as "low resource areas" that lack the access to opportunities present in higher resource areas. This is largely due to a historical lack of private investment in these areas of the city. Low resource areas of the city are also predominately made up of lower-income households and Latino/Hispanic households.	*The following place-based strategies focus on directing investments to low resource areas of the city in an effort to improve living conditions and access to amenities and resources in these areas:* **C.9. Invest in Low Resource Areas** Prioritize and direct public investment and improvements to facilitate place-based revitalization of lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk. Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the neighborhood located northeast of East and Main Streets, to promote housing opportunities and improve conditions. Additionally, seek subsequent grant funding opportunities. **C.11. CDBG Funding Allocation.** Continue to evaluate program needs and services when allocating CDBG funding with an emphasis on funding investments in low and moderate resource areas to increase access to opportunities in these areas. **B.4. Downtown Infill and Housing Preservation.** 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…	- 80% of CDBG funds to assist low and moderate income households with emphasis on Low resource areas - Apply for $300,000 in grant funding to invest in low resource areas - 183 infill housing units Downtown, including 112 lower-income and 71 above moderate-income units
Disparities in Access to Opportunity	Woodland has one high resource neighborhood in the southwest corner of the city. Other neighborhoods in the southern part of the city are classified as moderate resource, whereas the central and northern part of the city is classified as low resource. Building affordable rental housing in the high and moderate resource areas of the city is a challenge due to the lack of vacant land in these areas.	*The following strategies focus on expanding affordable housing opportunities in high and moderate resource areas and increasing housing mobility for housing choice voucher participants:* **A.2. Comprehensive Zoning Code Update.** Utilize SB2, LEAP, and REAP funding to ensure a complete update to the City's Zoning Code to streamline and facilitate housing production and variety. • Provide expanded residential development opportunities, including allowing residential uses in the Community Commercial Zone and increasing the allowed density in some low-density areas to medium density, (as originally allowed in the prior zoning code and 2035 General Plan). • Consider amendments to allow duplex/triplex/and other unit types in higher resource areas to affirmatively further fair housing. (If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.)	- 30 units in duplex/triplex/ other "affordable by design" housing types in high and moderate resource areas - 303 units created through the Affordable Housing Ordinance (143 in Spring Lake and 160 in the Research and Tech Park)

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
		A.5. Maintain and Strengthen the Affordable Housing Ordinance. Regularly review the Affordable Housing Ordinance to identify opportunities to better support affordable housing production goals and affirmatively further fair housing while ensuring any changes do not pose constraints to housing production. **A.13. Accessory Dwelling Units and Multi-generational units.** Continue to encourage new residential development projects to incorporate accessory dwelling units (ADUs) or multi-gen units that can be utilized as ADUs in the future and are not subject to impact fees. **C.3. Encourage Landlord Participation in Housing Choice Voucher Program.** Coordinate with the Housing Authority to explore creation of an incentive-based program to encourage landlords to accept housing choice vouchers. If an incentive-based program is determined to not be feasible due to lack of funding or other constraints, the City shall conduct an informational campaign to educate landlords about their obligation to accept vouchers under fair housing laws.	- 60 ADUs and 67 multi-generational units in high and moderate resource neighborhoods10 new housing choice vouchers used in high and moderate resource neighborhoods
Displacement Risk	Lower-income renters experience high rates of housing cost burden and are at greater risk of displacement. Hispanic/Latino residents are at even greater risk of displacement due to low rates of homeownership.	*The following strategies address displacement risk by preserving at-risk affordable housing units, focusing on ensuring tenants understand their rights, mediating conflict between tenants and landlords, and expanding homeownership for Hispanic/Latino residents:* **B.4. At-risk Affordable Housing.** Preservation of at-risk affordable housing through the participation from agencies or funding assistance… The City will seek participation from agencies interested in purchasing and/or managing units at-risk... the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. **C.1. Fair Housing Information.** 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… These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. **C.2. Fair Housing Open House.** Support Legal Services of Northern California's 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. Increase educational	- Preserve 150 at-risk affordable housing units - 20 percent reduction in cases of housing discrimination - 10 percent increase in homeownership among Hispanic/Latino residents

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
		outreach efforts by providing fair housing information in English and Spanish whenever feasible. **C.6. Fair Housing Hotline Project.** Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California… **C.7. First Time Homebuyer Program.** Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers…Provide program information in Spanish as an effort to increase homeownership among Hispanic/Latino residents. **C.8. Homebuyer Education and Financial Literacy.** Partner with the Housing Authority and non-profit organizations to conduct homebuyer education and financial literacy workshops in an effort to expand access to homeownership, with an emphasis on homeownership among Hispanic/Latinx residents.	

Other General Plan Programs Addressing Fair Housing and Environmental Justice

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. The following is a listing of those programs that are aligned with the Housing Element and Affirmatively Furthering Fair Housing:

- **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 online.
- **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.

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 Low[1]	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 City currently (2022) has land to accommodate 70 units above the required RHNA of 3,087 units, and will have 907 units of excess capacity once the Research and Technology Park Specific Plan Area is annexed. While the inventory shows a deficit of 195 above moderate-income units, the surplus of 240 units in the moderate-income category can be applied to the above moderate-income RHNA, therefore demonstrating adequate sites. In addition, as part of the City's Comprehensive Zoning Code update it is anticipated that additional inventory will be added with the proposed rezone of commercial land to mixed use up to 40 du/ac and a rezone of R-2 land area to Low Medium, potentially increasing allowed density from 8 du/ac to 15 du/ac. The inventory includes 29 sites used in the 4th cycle (but not used in the 5th) and four sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of July 2021. However, not all of these previously identified sites are counted toward the lower-income RHNA, and only those used previously that are counted again toward the lower-income RHNA are subject to by-right housing provisions of Government Code Section 65583.2 (c).

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	189	74	269	532
Remaining RHNA	**873**	**527**	**1,155**	**2,555**
Realistic Unit Capacity	810	749	959	2,518
ADU and Multi-generational Housing Projection	**88**	**18**	**1**	**107**
Total Capacity	**1,087**	**841**	**1,229**	**3,157**
Excess Capacity Above RHNA	***25***	***240***	***-195***	***70***
Future Capacity				
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity with Annexation of Research and Technology Park Specific Plan	***1,366***	***1,120***	***1,508***	***3,994***

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.
17. **Equitable Neighborhoods.** The City shall take meaningful actions to allow for a greater variety of housing types in residential neighborhoods to create more inclusive neighborhoods and affirmatively further fair housing.
18. **Invest in Historically Underserved Areas.** The City shall continue to invest in historically underserved areas of the city to transform “low resource areas” into areas of opportunity.

Implementation Programs

Implementation Program	Primary Responsibility	Timeframe	Objective
A.1. Adequate Sites Monitoring As part of the Code update, ensure adequate zoning is maintained across all sites identified in the site inventory to accommodate the City's RHNA at all income levels. Consistent with State law, 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. *(Programs A1 and A7 combined)*	Community Development Department	Within three years following adoption of the Housing Element	Maintain adequate capacity to accommodate 1,062 lower-, 601 moderate-, and 1,424 above moderate-income units citywide.
A.2. Comprehensive Zoning Code Update to Facilitate Housing and Remove Constraints. Utilize SB2, LEAP, and REAP funding to ensure a complete update to the City's Zoning Code to streamline and facilitate housing production and variety. • Consider minimum development densities or other criteria on identified housing sites to ensure unit estimates are met. • Provide expanded residential development opportunities, including allowing residential uses in the Community Commercial Zone and increasing the allowed density in some low-density areas to low-medium and medium density, (as originally allowed in the prior zoning code and 2035 General Plan). • Update the Zoning Code standards and review procedures to facilitate infill development, provide objective standards, and streamline new housing development. • Consider amendments to allow duplex/triplex/and other unit types in moderate and high resource areas to affirmatively further fair housing. (If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.) • Amend the Code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. • Incorporate sustainability, water conservation, and climate adaptability standards. • Incorporate Universal Design requirements. • Prepare a new code that is user friendly and easy for all users to understand and navigate, without staff assistance.	Community Development Department	September 2023	150 new residential units as a result of all code updates. Includes at least 5 new missing middle units. Code changes will provide updates citywide with an emphasis on increasing the amount and intensity of potential residential development in all zones and neighborhoods.

Implementation Program	Primary Responsibility	Timeframe	Objective
A.3. Research and Technology Park Specific Plan Annexation 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).	Community Development Department	Within three years following adoption of the Housing Element	Capacity to accommodate 837 units at various income levels during the planning period, including at least 160 lower-income units.
A.4. Redevelopment of Non-Vacant Sites 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.	Community Development Department	Within 12 months following adoption of the Housing Element	Assist three (3) property owners with redevelopment of on non-vacant sites
A.5. Maintain and Strengthen the Affordable Housing Ordinance Regularly review the Affordable Housing Ordinance to identify opportunities to better support affordable housing production goals and affirmatively further fair housing while ensuring any changes do not pose constraints to housing production.	Community Development Department	Review Ordinance every two years	300 lower-income housing units citywide
A.6. Farmworker Housing Support Support developer efforts to obtain financial and technical assistance from federal and state sources to develop housing meeting the needs of local farmworkers. Potential funding and resources include 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.	Community Development Department	Provide financial and technical assistance annually, as needed	50 units of farmworker housing. Depending on available sites farmworker housing may be provided citywide.
A.7. Density Bonus Ordinance 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 throughout the city. 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.	Community Development Department	Amend Ordinance within one year of Housing Element adoption. Prepare a one-page fact sheet complete by December 2022. . Continue to monitor changes in State law and amend ordinance annually, as necessary	30 lower income units throughout the city.

Implementation Program	Primary Responsibility	Timeframe	Objective
A.8. Provide Assistance and Incentives to Facilitate Affordable Housing The City shall continue to actively assist affordable housing developers with the construction, preservation, or conservation of extremely low, very-low, low-income, and moderate-income units. Priority shall be given to projects that include extremely low-income units. Assistance may include the following: A) Continue to offer incentives to developers of affordable housing, such as streamlined development review, fee deferral to certificate of occupancy, option to pay in lieu fees for inclusionary units, use of housing trust funds to off-set and/or defer all or a portion of City development fees; waiver or modification of City development standards for projects qualifying for density bonus. Incentives will be provided on an ongoing basis as eligible projects are submitted for consideration and will be provided to eligible projects citywide with a goal of providing a variety of affordable housing throughout the community. B) Provide assistance to developers of affordable housing which may include pre-application design consultation, streamlined review, and support for funding efforts to obtain federal, state, or local financing and/or subsidies.	Community Development Department	As projects are proposed	Provide incentives to support 200 lower-income units, including 40 ELI units, throughout the city
A.9. Annual Progress Reports 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.	Community Services and Community Development Departments	Annually	
A.10. Seek Funding for Affordable Housing The City shall continue to seek funding in order to provide financing to assist housing construction of lower-income units that serve HCD-identified special needs groups, including extremely low-income (ELI) households. Funding sources may include City of Woodland Affordable Housing In-Lieu Fees, Spring Lake Affordable Housing Off-Site Fees, Land dedications, as well as Home, and other federal and State sources. Priority shall be given to projects that include extremely low-income units. The City shall develop criteria for prioritizing use of City funds.	Community Services Department	Seek funding annually. Develop a list of criteria for use of City Housing Trust Funds by December 2022	Obtain funding to support 200 lower-income units, including 40 ELI units, throughout the city.

Implementation Program	Primary Responsibility	Timeframe	Objective
A.11. Homeless Action Plan 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.	Community Services Department	Ongoing	Continued support for countywide efforts to meet the needs of unhoused residents.
A.12 Support Rehousing Efforts within the Community a) Facilitate full development of the East Beamer Way Emergency Shelter and Neighborhood Campus Project that includes 100 emergency shelter beds began operating January 2021, • A total of 60 units of permanent supportive housing are under construction. • Future construction for Walters House residential treatment facility will include 60 beds of temporary supportive housing, wrap around services, community campus facilities including meeting rooms and community garden. • A future second phase of emergency housing is proposed. b) Continue to facilitate establishment of supportive or transitional housing within the community including establishment of 50 supportive housing units in the Downtown by Fourth and Hope, as well as continued support for existing and new facilities.	Community Development and Community Services Departments	Ongoing	Facilitate full development of the East Beamer Way Campus (100 emergency shelter beds, 60 units of permanent supportive housing and 60 beds of temporary supportive housing. Support for at least 50 supportive or transitional housing units in the community at large.
A.13. Accessory Dwelling Units and Multi-generational Units 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. The City shall develop an ADU and multi-generational unit monitoring project that will track and monitor both production and affordability. Should either production or affordability be below anticipated levels, taking into account the broader market conditions, the City shall take actions within six months to facilitate both continued production and affordability of ADUs and multi-generational units. The extent of the action taken will depend on the degree of difference from the anticipated objective. The City will provide approved off-the-shelf ADU plans on the City's web page by December 2023.	Community Development Department	Update information on City website annually or as needed; provide ADU plans by December 2023. Monitor production and affordability of ADUs and multi-generational units every two years beginning in 2023 with actions taken within six months	60 ADUs and 67 multi-generational units in high and moderate resource neighborhoods

Implementation Program	Primary Responsibility	Timeframe	Objective
A.14. Zoning for Emergency Shelters and Supportive Housing Amend the Zoning Code as follows to allow facilities for those experiencing homelessness: (See A.18) • Allow emergency shelters by-right in at least one zone. Ensure that the selected zoning district provides adequate sites to accommodate an unmet need for 138 shelter beds. • Amend the development standards in Chapter 17.152 to remove parking requirements for occupants of emergency shelters consistent with Government Code 65583 • Allow supportive housing by right in zones where multi-family and mixed uses are permitted, consistent with Government Code Section 65651. • Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.	Community Development Department	Within 12 months of Housing Element adoption	Achieve compliance with State law; 138 emergency shelter beds; 60 supportive housing beds
A.15. Emergency Shelter Zoning in Specific Plans 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.	Community Development Department	Within 12 months of Housing Element adoption	Achieve compliance with State Law
A.16. SB 35 Guidelines 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. Expand the application of Objective Development Standards and streamlined review process from the Interim Zoning Ordinance to all districts that allow residential uses in the Comprehensive Zoning Code update.	Community Development Department	Provide a written guidelines within 12 months of Housing Element adoption. Update the Zoning Code by December 2022.	Achieve compliance with State Law
A.17. Affordable Housing In-lieu Fee Conduct 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.	Community Development Department	December 2024	Achieve more consistent flow of funds into the Housing Trust fund.
A.18. Evaluate Fees Evaluate and amend the City's cost recovery entitlement fees, including building, engineering, fire, and planning fees based on the Comprehensive Zoning Code Update. Evaluate fees for affordable housing projects as part of this analysis.	Community Development Department	12 months after Zoning Code Update completed, or December 2024.	20 units of affordable housing

Implementation Program	Primary Responsibility	Timeframe	Objective
A.19. Infrastructure Priority for Affordable Housing Establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.	Community Development Department	Within 12 months of Housing Element adoption	Achieve compliance with State Law
A.20. CEQA Review Process Transparency Provide information on the City website and handouts at the public counted related to the CEQA review process and opportunities for CEQA streamlining.	Community Development Department	Within 12 months of Housing Element adoption	Provide transparency in the CEQA Review Process

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.

Implementation Programs

Implementation Program	Primary Responsibility	Timeframe	Objective
B.1. Funding for Housing Rehabilitation and Maintenance 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.	Community Services Department	Annually evaluate funding opportunities	Establish a housing rehabilitation program, if feasible. Provide assistance to rehabilitate 5 units within lower resource areas.
B.2. Housing Conditions Survey 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.	Community Development Department	Ongoing monitoring. Complete housing conditions survey by 2024. Review results prior to the next Housing Element Cycle	Collect information on housing conditions to support development of a housing rehabilitation program
B.2. Code Enforcement Continue to fund code compliance and nuisance abatement programs throughout the city. Monitor complaint based code enforcement issues to ensure appropriate inspections and follow-up are provided, and adjust approach as determined appropriate.	Community Development Department	Ongoing code compliance and nuisance abatement. Annually review code enforcement complaints.	Address 20 cases a year citywide.
B.3. Downtown Infill and Housing Preservation 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.	Community Development Department	Ongoing	183 infill housing units Downtown, including 112 lower-income and 71 above moderate-income units
B.4. At-risk Affordable Housing Preservation of at-risk affordable housing through the participation from agencies or funding assistance. No later than 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.	Community Services Department	Ongoing	Preserve 150 at-risk affordable housing units citywide.

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.
6. **Reasonable Accommodation.** 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.

Implementation Programs:

In addition to the following programs, there are programs referenced in Table 1-1 that focus on those that serve to affirmatively further fair housing. Those programs are incorporated by reference into this section.

Implementation Program	Primary Responsibility	Timeframe	Objective
C.1. Fair Housing Information 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, in public locations, 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. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible.	Community Services Department	Review fair housing information annually to ensure relevancy and distribute on an ongoing basis	To improve housing information and access to special needs populations, particularly farmworkers and persons with disabilities citywide.
C.2. Fair Housing Open House Support Legal Services of Northern California's 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. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible.	Community Services Department	Annual	1 training each year
C.3. Encourage Landlord Participation in Housing Choice Voucher Program Coordinate with the Housing Authority to explore creation of an incentive-based program to encourage landlords to accept housing choice vouchers. If an incentive-based program is determined to not be feasible due to lack of funding or other constraints, the City shall conduct an informational campaign to educate landlords about their obligation to accept vouchers under fair housing laws. (Spanish and English)	Community Services Department	Initiate coordination with Housing Authority by January 2024 with the goal of establishing an incentive program or outreach campaign by January 2025.	To improve housing access and housing mobility for lower-income households, particularly large families

Implementation Program	Primary Responsibility	Timeframe	Objective
C.4. Universal Design 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 deferrals, or other incentives.	Community Development Department	Incorporate new requirements in the Comprehensive Zoning code by December 2022.	Facilitate housing for persons with disabilities citywide.
C.5. Relocation Assistance Continue to ensure that relocation assistance is provided to tenants relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974.	Community Services Department	Ongoing as needed	Ensure consistency with federal uniform relocation act
C.6. Fair Housing Hotline Project Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California and referring fair housing complaints to the Fair Housing Hotline Project and State Department of Fair Employment and Housing for resolution. *(Note: Combined Programs C.7 and C.8)*	Community Services Department	Advertise program annually.	Assist 100 individuals a year citywide.
C.7. First Time Homebuyer Program Continue to support a First Time Homebuyer (FTHB) program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources. Identify opportunities to leverage other first time homebuyer programs, such as CalHFA and WISH programs. Provide program information in Spanish as an effort to increase homeownership among Hispanic/Latino residents.	Community Services Department	Provide ongoing assistance to homebuyers as inquiries are made. Identify other FTHB opportunities by January 2024. Provide program information in Spanish by January 2024.	Assist 5 households a year. Funds may be used to assist eligible households citywide.
C.8. Homebuyer Education and Financial Literacy Partner with the Housing Authority and non-profit organizations to conduct homebuyer education and financial literacy workshops in an effort to expand access to homeownership, with an emphasis on homeownership among Hispanic/Latinx residents. Conduct workshops in both English and Spanish. *(New Program suggested by LSNC to address AFFH)*	Community Services Department	Reach out to Housing Authority in 2023 with a goal of initiating workshops in 2024. Conduct workshops at least annually during the planning period.	At least one workshop annually starting in 2024.

Implementation Program	Primary Responsibility	Timeframe	Objective
C.9. Neighborhood Revitalization and Investment in Low Resource Areas Prioritize and direct public investment and improvements to facilitate place-based revitalization of lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk. • **Planning Grant.** Utilize grant funds, such as REAP grant funds, to develop a plan for the area located northeast of East and Main Streets, to promote housing opportunities and place-based revitalization to improve living conditions. • **Neighborhood Based Improvements.** Seek grant funding based on the neighborhood precise plan to implement subsequent place-based infrastructure including utility, landscaping, parks, and open space improvements in the area located northeast of East and Main Street. • **Public Infrastructure Support.** As part of the Capital Improvement Program (CIP) and Annual City Budget, continue to rank proposed projects and city investments to support vulnerable communities. Prioritize and direct public investments to lower opportunity areas towards investments in transportation improvements, bicycle improvements, utility improvements (sewer, water, broadband), and public facilities (parks, open space, library).	Community Development and Community Services Department	Complete Plan by July 2023; Seek grant funding as available; Review and prioritize projects annually through the CIP	Direct a majority of public investments to low and moderate resource areas.
C.10. Zoning Code Procedures for Persons with Disabilities To reduce potential constraints on housing opportunities for persons with disabilities, review and amend the City Reasonable Accommodation procedures in Section 17.104.190 of the Zoning Code to remove the finding related to impacts to surrounding uses. Review and amend the zoning code to allow group homes (i.e., residential care facilities) for seven or more persons as a permitted use in residential zones and ensure zoning permits group homes objectively with approval certainty consistent with State law and fair housing requirements.	Community Development Department	Amend Code, as needed, by December 2022.	Remove barriers to housing for persons with disabilities citywide
C.11 CDBG Funding Allocation Continue to evaluate program needs and services when allocating CDBG funding with an emphasis on funding investments in low and moderate resource areas to increase access to opportunities in these areas and fund ADA infrastructure, library improvements, and non-profits that serve special needs populations and affirmatively further fair housing.	Community Services Department	Ongoing, as CDBG Funds are allocated	80% of funds to assist low and moderate income households with emphasis on Low resource areas

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.

Implementation Programs:

Implementation Program	Primary Responsibility	Timeframe	Objective
D.1. Implement Climate Action Plan through Updates to the Zoning Standards 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.	Community Development Department	Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan. Complete Zoning Code Update by December 2022.	To achieve sustainability and climate action goals citywide.
D.2. Water Conservation Ordinance Ensure consistency with the State Model Water Conservation Ordinance (MWELO) and City Water Conservation Ordinance in the review of landscape plans and by incorporating additional standards in the Zoning Ordinance update.	Community Development Department	Ongoing Conduct annual monitoring and reporting to the state. Complete Zoning Code update by December 2022	To minimize water waste and emphasize conservation practices citywide.
D.3. Tree Planting 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. Update the City's Tree Preservation Ordinance.	Community Development and Community Services Department	Ongoing; Complete Code update by December 2022	To reduce heat island effects and increase the City's urban tree canopy citywide.
D.4. Outreach on Energy Conservation 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. The City has a Sustainability Committee Environmental Services Division who are in continual coordination regarding energy and climate related actions.	Community Development Department	Ongoing	Continued support of the Sustainability Committee and Environmental Services Division

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	326	184	525	1,424	**2,801**
Rehabilitation		-	-	-	-	**-**
Conservation/Preservation	0	15	215	76		**306**
Total	**331**	**332**	**399**	**601**	**1,424**	**3,087**

Appendix A: Existing Program Review

Section A.1 Summary of Accomplishments

The City of Woodland has made significant strides in addressing special needs populations over the course the 5th cycle Housing Element Period, including the following:

- As of February 2022, the City had received in-lieu fee revenue in the amount of $4,611,922 with an estimated $1,043,845 expected from in–progress projects (fees are dependent upon any potential CCI increases). An estimated additional $2,501,616 in revenues are estimated based on approved projects that are not yet under construction.
- Since 2017 the City has committed a total of $6,327,000 in City fund subsidies of which $3,513,000 were In-lieu fees.
- The City provided $2,410,000 to the Sacramento Mutual Housing Project. Fund provided form in-lieu fees ($140,000) and Spring Lake Off-site affordable fees ($2,270,000) for support of 101-unit rental project serving low and very low income farmer worker households.
- The City is providing a $1,482,000 grant ($1,222,000) from affordable housing in-lieu and Spring Lake Off-Site Affordable housing revenues ($260,000) 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. Non-city funds in support of the project include 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 totaling $1,035,000 ($751,000 in lieu fees, $149,000 Spring Lake off-site affordable fees, and $135,000 of housing assistance funds) were used for the pre-development and construction costs while the City acted as the developer for the project. (Assistance also included donation of city land as well as Community Development Block Grant resources for purchase of commercial modular trailers to provide restrooms, showers, laundry, and kitchen for the shelter operations)
- 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.

- City provided $500,000 of In-lieu fee funding to Chelsea Investment Company to support the phase I construction of 72-rental units serving low and very low income households. Phase II will occur at a future date with the remaining 96 units.
- A total of 343 assisted housing units will be provided, not including the 100-bed shelter. If density bonus is used the total number of assisted housing units will total 377.
- A total of 30 ADU permits have been issued and 8 are pending issuance, since 2018.
- A total of 170 multi-generational units have been constructed in new subdivision developments since 2014.
- Since 2017 City has operated and organized a Cold Weather Shelter in Churches and utilized Project Roomkey during COVID (2021) to house more than 100 unduplicated individuals in Woodland motels.

Table A-1 summarizes major accomplishments by the City of Woodland during the previous Housing Element planning period. Table A-2, below, provides an overview of the other accomplishments related to each of the programs from the previous Housing Element, and recommendations to carry forward, remove, or modify existing Housing programs.

Table A-1: Major Accomplishments During 5th Cycle Housing Element Planning Period

Year	Description	Funding	Accomplishment
2015 - Present	City council utilized Development Agreements to accept fee payment in lieu of construction of single family for sale. In-lieu fees have been used to facilitate construction assistance for multi-family projects that benefit low and very-low income households.	$8,068,186	• As of 2021 $4,611,922 of In Lieu fee revenues collected / anticipated based on current construction • As of 2021 $3,545,461 of in Lieu fee revenue projected. • Accomplished • 100 units of low and extremely low income units of farmworker housing – Sac Mutual • 61 Extremely low income supportive housing units at East Beamer Way • 72 (168) units at 310 West Main • 100 emergency shelter beds
2018	• Amended the City's Affordable Housing Ordinance (Inclusionary Housing) to stimulate the construction of new housing units and clarified the payment of in-lieu fees as the preferred approach for satisfying the inclusionary requirements for single-family for-sale. • Amended the City's Development Impact Fee program to incentivize smaller homes and infill development.	Staff time	• Resulted in 11 multifamily infill units in Downtown, 14 market rate for sale townhouses in Downtown, and 38 market rate and 4 affordable single family detached infill citywide. • 169 small lot single family lots in the Spring Lake Specific Plan (Parkside 3 and Beeghly)
2020	City of Woodland approved additional amendments to the City's Affordable Housing Ordinance (Inclusionary Housing) to further stimulate housing production. The amendments provide temporary relief for two years by requiring for projects over 81 units that 10% shall be affordable to low-income households and removing the requirement for very low income. To incentivize higher density projects that are developed to a level of at least 95% of the maximum allowable density shall be required to meet a 5% low income requirement. Allowed multi-family projects to pay fees in lieu-of unit production.	Staff time	• Resulted in 168 multifamily affordable units (310 W. Main) (Will be 100% affordable) • 88 MF units, approved for the East Street Project (utilized density bonus) • 12 multifamily units approved for Opportunity Village • 16 single family townhome units in Cleveland Suites

Section A.2 Existing Program Evaluation Matrix

Table A-2: 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: • zero lot lines, cluster development, private • streets, parking and setback innovations and other creative development approaches.	--	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. 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	Modify- modify the program to include additional methods to allow flexibility from regulations to encourage housing development

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					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 and an 83 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.	
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	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
	(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. 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					

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.					
9.A.3	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP). Allocation as part of the update of the zoning code. A request to lower the density of a site that is counted towards meeting the City's RHNP allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP allocation and is developable during the term of the Housing Element planning period.	--	Community Development Director	Ongoing as needed	No action was taken on this program in 2020. There were no requests made to downzone properties.	Modify- modify the program to expand the applicability of these standards to sites identified in the 6th Cycle
9.A.4	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower-income units in their projects. The City will provide a one-page fact sheet that summarizes the Program 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	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. Density bonus was utilized for the East Street project to allow additional units and a density of 50 du/ac (above the maximum density of 40 du/ac) In addition, the project utilized ADU units to increase the unit count.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
		permit counter.			The City will evaluate the existing Density Bonus provisions as part of the comprehensive update to ensure that they are consistent with State Law	
9.A.5	The City shall continue to cooperate with Yolo County and other cities in the County and actively work with affordable housing developers interested in multi-family housing bonds.	--	Community Development Department	Ongoing	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of $582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to $900,000 approved by the City Council in 2019. The 61 units are expected to be installed in summer/fall 2021. Non-city funds in support of the project include a $679,972 grant from Partnership Health Plan of California. The project site was donated by the City. Funding (in-lieu fees of $751,000, Spring Lake off-site fees of $149,000, and use of housing assistance funds in the approximate amount of $135,000) supported the development/ construction of a new 100-bed shelter for adult women and men. (City funding of $1,035,000 does not include donation of City land for shelter and use of Community Development Block Grant resources for purchase of commercial modular trailers to provide restrooms, showers, laundry, and kitchen for the shelter operations.) The City has provided funds to assist Chelsea Investment Company in the development of a project that will ultimately provide 168 units of	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					housing affordable to low and very low income households. $500,000 (in lieu fees) was provided by the City in support of Phase I of the project.	
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. Non-City funds in support of the project include a $679,972 grant from Partnership HealthPlan of California. The project site will be donated by the City. Funding (in-lieu fees of $751,000, Spring Lake off-site fees of $149,000, and use of housing assistance funds in the approximate amount of	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					$135,000) supported the development/ construction of a new 100-bed shelter for adult women and men. (City funding of $1,035,000 does not include donation of City land for shelter and use of Community Development Block Grant resources for purchase of commercial modular trailers to provide restrooms, showers, laundry, and kitchen for the shelter operations.)	
9.A.8	The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.	Allocated funds	Community Development Department	Annually	In 2020, the City's CDBG Review Panel recommended awarding $65,000 in funds for the continued rehabilitation of the 42-unit Cottonwood Meadows apartment complex that serves low income senior citizen households. The City has worked with the property owner, the nonprofit New Hope Community Development Corporation, to fund needed rehabilitation work on multiple occasions that otherwise would require rent increases if City CDBG funds and other funding sources were not available. Final action on the funding will be taken by the City Council in 2021.	Continue
9.A.9	Offer incentives to developers of affordable housing such as: • 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	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					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.	
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
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	--	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	No ongoing action- establish as a policy or delete.

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	affordable ownership units constructed and converted to unrestricted market-rate units.				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.	
9.A.12	The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	--	Community Development Department	Ongoing	The City continues to participate in the Countywide Homeless Coordination Project to support staffing for the homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness. In 2020 the City's CDBG review panel recommended the award of CDBG funds to Fourth & Hope for operation of its emergency shelter and to Empower Yolo for operation of its emergency shelter that serves the homeless who are victims of domestic violence, sexual assault, stalking, and trafficking. Final action on the review panel funding recommendations will be taken by the City Council in 2021.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					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. More than 100 unduplicated individuals were served in Woodland motels. A number of the individuals have exited the motel sheltering into permanent housing.	
9.A.13	The City shall pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.	--	Community Development Department	Ongoing	The City continues to partner with Fourth & Hope applied for grant funds through the Federal Continuum of Care Competition to provide permanent supportive housing for chronically homeless families and individuals. The U.S. Department of Housing and Urban Development has delayed the notice of funding availability for the 2020 Federal Continuum of Care Program.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.14	The City shall continue to support the services of Yolo County's Homeless Coordinator.	--	Homeless Coordinator	Ongoing	The City continues its participation in the Countywide Homeless Coordination Project to support staffing for homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness.	Continue
9.A.15	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a 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 and will ensure compliance with State requirements regarding group homes.	Modify. Include new program to remove barriers to large group homes.
"B" Programs						
9.B.1	The City shall periodically review its eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Submitted applications	Community Development Department	Annually	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of $582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to $900,000 approved by the City Council in 2019. The 61 units are expected to be installed in spring/summer 2021. The City Council in 2020	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					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, 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	Report on housing units constructed as part of the DTSP	Community Development Department	Ongoing	The City continues to encourage conversion of underutilized upper floors of commercial buildings to residential uses. The City is in the process of preparing a Comprehensive Zoning Code update that will provide further direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.	Remove reference to Downtown Specific Plan. Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	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.					
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.
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

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ 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, such as farmworkers and persons with disabilities.	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
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

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

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

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ 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 commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.	--	Community Development Director	Ongoing	Construction of the Cleveland Street Suites development started in 2020 on a site in the "Mixed Use District" of the Downtown Specific Plan Area. The 26,170 square foot project site was subdivided to accommodate the construction of 16 for sale units. City staff worked with the developer/builder to find solutions for setbacks and parking requirements. Cleveland Street Suites is the second infill residential project constructed or under construction in Woodland's downtown area in the last two years. (Construction of the first project, Downtown Suites, was completed in 2020.)	Continue
9.D.3	The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.		Community Development Department	Ongoing	The City has adopted the 2019 California Building Standards Code and 2019 California Green Code. For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	Continue
9.D.4	The City shall coordinate with Pacific Gas & Electric, community-based 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 jointed 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

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Section B.1 Population Characteristics and Trends

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

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

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

B.1.1 General Characteristics and Trends

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

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

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

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

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

B.1.2 Age, Race, And Ethnicity Characteristics

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

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

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

Total Population Developmental Disabilities and Disabilities by Type

As shown in Table B-8, 6,478 Woodland residents from the ages of zero to 64 have some form of disability, which is 11.2 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

	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		

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to data from the California Department of Developmental Services, there are 711 persons in Woodland with developmental disabilities in 2017, including 336 persons ages 18 and over and 375 persons under 18. A large majority (83 percent) live at home with family, a parent, or a guardian. Only 16 individuals live in a community care facility, and 56 individuals live independently or with supportive services.

Many developmentally disabled persons can live and work independently in a conventional housing environment; although, more severely disabled individuals may require supportive services, potentially in a group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The type of housing that is suitable for persons with development disabilities varies substantially based on the nature and extent of the disability. Because households that include people with developmental disabilities are disproportionately lower income, many persons with developmental disabilities need affordable housing options. Some individuals with developmental disabilities may be best served in housing with supportive services that can help them live independently or with

licensed care. Design of accessibility modifications, proximity to services and transit, availability of group living opportunities, and affordability are some common considerations that are important for serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

The California Department of Developmental Services provides community-based services to individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City of Woodland is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 13.1 percent of Woodland’s population is comprised of seniors. Commonly seniors own their own home, but due to limited or fixed incomes or disabilities, may need assistance to remain in their homes.

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

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

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

Table B-10: Senior Population and Percentage Change

	Total Population	Total Population 65+	65 to 69	70 to 74	75 to 79	80 to 84	85 and older
Number of Persons 2019	**59,044**	7,892	2,594	1,985	988	931	1,394
Number of Persons 2010	**55,468**	6,024	1,793	1,290	1,055	833	1,053
Percent Change between 2010-2018	**6.4%**	31.0%	44.7%	53.9%	-6.4%	11.8%	32.4%
Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 26-28 elderly							

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

	Total		Below Poverty			
	65 to 74	75+	65 to 74		75+	
	Number	Number	Number	Percent of Population 65 to 74	Number	Percent of Population 75+
2019	4,487	3,102	325	7.2%	310	10%
2010	2,876	3,380	210	7.3%	489	14.5%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly						

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

Household Type and Tenure	Number	Percent
Senior-Headed Households[1]	**4,787**	**100%**
Renter-occupied	1,417	29.6%
Owner-occupied	3,370	70.4%
Households Headed by a Non-Senior Person[1]	**15,621**	**100%**
Renter-occupied	7,810	50.0%
Owner-occupied	7,811	50.0%
Total Households	**20,408**	
Note: [1] Based on 65+		
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly		

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

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

Facility Name	Location	Number of Units
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Spring Lake Sacramento Mutual Housing	Woodland	100
Total Units		**495**
Source: Yolo County and City of Woodland, 2021		

Female-Headed Households

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

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

Table B-16: Female-Headed Households

	Number	Percent
Total Family Households	**14,857**	**100%**
Total Female-Headed Family Households	**2,772**	**18.7%**
with Children under 18	1,305	47.1%
without Children under 18	1,467	52.9%
Total Family Households Under the Poverty Level	**1,461**	**9.8%**
Female-Headed Family Households Under the Poverty Level	744	51%
Female-Headed Family Households Under the Poverty Level with children under 18	640	43.8%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed household		

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

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

Homeless Persons

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

Table B-17: 2019 Homeless Census

	Total	Sheltered	Unsheltered	Chronic Homelessness
Woodland	238	75	163	145
Yolo County	655	258	397	320
Source: 2019 Yolo County**, CoC, Point-in-Time** Homeless Count				

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

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

Yolo Wayfarer Center: The emergency shelter operates 365 days a year and provides shelter for up to 100 single men and women at a new facility constructed in 2020. As of March 2021, the

capacity has been reduced to 66 beds because of the COVID-19 pandemic. The shelter provides overnight sleeping facilities, meals, showers, laundry, and other services. The shelter works agency partners who provide case management services that connect shelter clients with resources such as housing, employment, health services, income assistance, clothing, and food closets. Clients are required to follow a case plan specific to their individual needs. The case plan outlines the path to housing and may involve strategies to pay a past debt and credit rehabilitation, access income through employment or benefits such as veterans benefits, save money for a rental deposit, secure reliable transportation, reach out to family members, and other strategies for self-sufficiency.

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

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

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

Section B.3 Housing Stock Characteristics

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

B.3.1 Housing Type

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

Multi-family units (units in structures that contain two or more units, not including single-family attached units) accounts for approximately 27 percent of the total stock. This proportion of multi-

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

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

	Total Housing Units	Single Family		Multifamily		Mobile Homes
		Detached	Attached	2 to 4 Units	5+ Units	
Woodland	20,794	13,451	1,135	1,673	3,997	538
Yolo County	77,679	46,185	4,870	6,577	16,500	3,547
Source: 2019 SACOG Data Package 1, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Worksheet Population						

B.3.2 Housing Occupancy and Vacancy

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

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

	Woodland	Yolo County
Total housing units	**21,031**	**76,916**
Occupied housing units	**20,150**	**72,845**
Vacant housing units	**881**	**4,071**
For rent	355	920
Rented, not occupied	46	395
For sale only	105	481
Sold, not occupied	26	234
For seasonal, recreational, or occasional use	89	551
All other vacant units	260	1,490
Vacancy Rate	**4.2%**	**5.3%**
Homeowner Vacancy Rate	**0.9%**	**1.2%**
Rental Vacancy Rate	**3.8%**	**2.5%**
Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock		

B.3.3 Housing Age and Condition

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

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

Table B-20: Age of Woodland Housing Stock

Year Structure Built	Number of Housing Units	Category as Percentage of Total
Built 2014 or later	148	0.7%
Built 2010 to 2013	446	2.1%
Built 2000 to 2009	2,525	12.0%
Built 1990 to 1999	2,564	12.2%
Built 1980 to 1989	4,004	19.0%
Built 1970 to 1979	4,537	21.6%
Built 1960 to 1969	2,315	11.0%
Built 1950 to 1959	2,147	10.2%
Built 1940 to 1949	808	3.8%
Built 1939 or earlier	1,537	7.3%
Total number of units	**21,031**	**100.0%**
Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock		

Section B.4 Housing Cost and Affordability

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

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

Table B-21: Housing Income Limit Definitions

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

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. Table B-23 presents recent rental and ownership cost information. 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
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

Number of Persons in Household	1	2	3	4
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 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, 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-bedooms, 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-25 lists additional non-profit and for-profit organizations that are or have previously been interested in affordable rental housing in Woodland.

Table B-25: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name (Non Profit)	Address	City
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
Yolo County Housing Authority	147 W. Main St.	Woodland
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corp.	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc	1801 L Street, Suite 245	Sacramento
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 included Program A 17, to conduct an affordable housing analysis to evaluate in-lieu fee payments by December 2024.

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

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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 will be required. 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), Chelsea and Main (168 units in the CMU-WM Zone), and East Street Apartments (83 units in the CMU-E zone with 9 lower-income units created using a density bonus) 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 East Street apartment project will comply with the density bonus requirements regarding affordability (13% of the non-bonus units or 9 units).

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	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
O66-012-034, 35, 36, 37	515, 545 and 565 East Street & 1223/1225 Alice Street	1.67	83	50	9 Lower 74 Moderate	East Street Apartments approved January 24, 2022; Utilized a density bonus to provide 125% of the density.
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:		**(189 Lower, 74 Moderate, 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 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 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 East Street Apartments in the CMU-E zone, built at 125 percent of maximum density with density bonus provisions, 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.

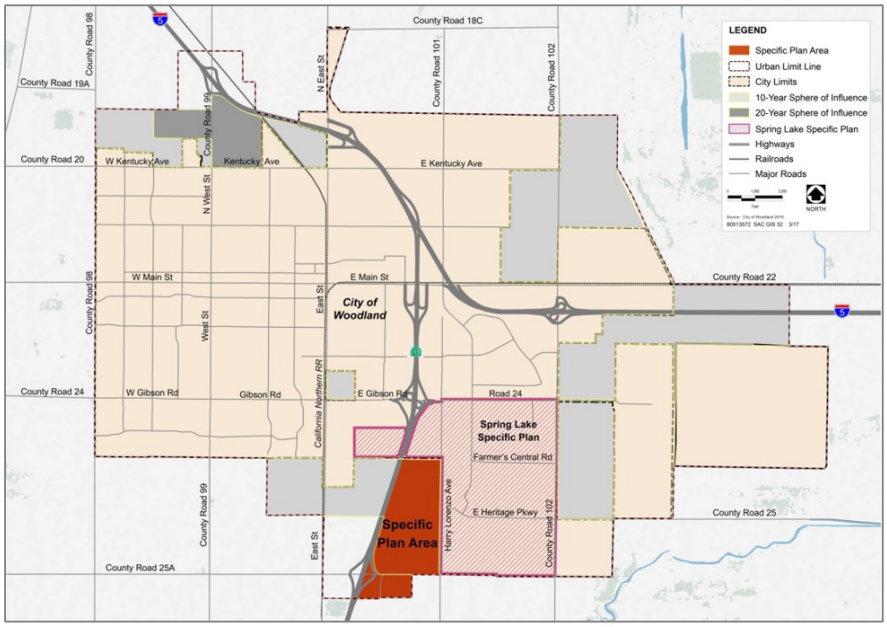
The City of Woodland provides water to residents as a member entity as part of the Woodland-Davis Clean Water (WDCWA) JPA Agency. The City provides sewer and is not dependent upon an outside agency. The City and WDCWA have sufficient water supply and sewer treatment capacity to accommodate the City's RHNA. 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 and both the water supply and sewer treatment capacity are adequate to accommodate the RHNA.

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. 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
					0 to 5 years	5 to 10 years[1]	Total	
Residential								
Low Density	LDR	74.8	1.0 - 8.0		**186**	**186**	500	
Village Center Low Density	VCLDR	13.1	1.0 - 8.0					
Medium Density	MDR	35.5	8.1 - 19.9		**186**	**186**	600	
Village Center Medium Density	VCMDR	16.7	8.1 - 19.9					
High Density	HDR	9.7	20.0 - 40.0		**186**	**186**	500	
High Density / Community Commercial Overlay	HDR-CCO	15.9	20.0 - 40.0	0.2 - 2.0				68,000
Subtotal		*165.7*			***558***	***558***	*1,600*	*68,000*

End Note:
[1] Assume only 50% of year 5-10 buildout available within planning period, for an estimated 279 units applied to each of the following income categories: lower-, moderate-, and above moderate-income (see Table C-5).

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.3 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.

C.2.4 Projection of Accessory Dwelling Units and Multi-generational Units

Accessory Dwelling Units

Government Code Section 65583.1 allows the sites inventory to include a projection of accessory dwelling units (ADUs) anticipated to be built during the planning period. Guidance from HCD is to analyze the number of ADUs built in the city since 2018, when State law was changed to facilitate ADU production, and project the average number of building permits moving forward. From 2018 to 2021, the City of Woodland issued 30 ADU permits, an average of 7.5 ADU permits per year over the four-year period (see Table C-3). Projecting this average rate over the eight-year planning period, the City anticipates 64 ADUs to be built between 2021-2029.

Table C-3: Permitted ADUs in Woodland, 2018-2021

Year	Permitted ADUs
2018	5
2019	4
2020	8
2021	13
Total	30
Source: City of Woodland, 2022.	

In order to determine assumptions of ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. SACOG concluded that 69 percent of ADUs were affordable to lower-income households in Yolo County, as shown in Table C-4. These affordability assumptions have been pre-approved by HCD for use in the Housing Element. Based on these assumptions, it is anticipated that of the total 60 ADUs anticipated in the projection period, 41 are assumed affordable to lower-income households, 18 to moderate-income households; and 1 to above moderate-income households.

Table C-4: Projected ADUs by Affordability, 2021-2029

Income Level	Percent of Affordable ADUs	Projected ADUs in Woodland (2021-2029)
Extremely Low	15%	9
Very Low	10%	6
Low	44%	26
Moderate	30%	18
Above Moderate	1%	1
Total	100%	60
Source: SACOG 2020, City of Woodland, 2022.		

Multi-Generational Housing

Several recent residential developments in Woodland have constructed single-family housing products with attached multi-generational suites. These multi-generational houses are single-family homes that have a second separate living space, or suite, that is complete with, at minimum, a private entrance (in addition to a shared door with the main house), a bedroom, and a kitchen or kitchenette. These multi-generational units are essentially a form of an ADU called a "junior" accessory dwelling units. Since March 2014, Lennar Homes has built 147 multi-generational units in Woodland (referred to by Lennar as "Next Gen" homes) and Taylor Morrison has built 23 multi-generational units. Table C-5 shows the number of multigenerational units built in Woodland since 2018 as reported in the City's annual progress report.

Table C-5: Permitted Multigenerational Housing Units in Woodland, 2018-2021

Year	Multigenerational Units Permitted
2018	30
2019	41
2020	41
2021	13
Total	**125**
Source: City of Woodland, 2022.	

In 2020 the Gregory Group conducted a study of multigenerational units built in the Sacramento Region. They found that for the developments that included multigenerational floor plans, 23 percent of the units sold within those projects were multigenerational units. In Woodland there are two pending development projects from Lennar that will include Next Gen floor plans: Prudler, which includes 183 homesites, will include two Next Gen plans out of eight total floor plans; Pioneer Village, which includes 111 homesites, will include one Next Gen floor plan out of eight total floor plans. Assuming that 23 percent of the units built in these two projects will be multigenerational units, this would equal 67 multigenerational units.

A recent survey conducted by the City of Folsom in coordination with SACOG on multi-generational units within the region, conveyed that 53 percent of units were used to house family members over the age of 65 and 20 percent of units were used to house other family members, such as college-aged individuals, for a total of 73 percent of units used to house family members. The remaining 27 percent units surveyed were used as a home office, guest room, or extra space. Survey respondents who used or planned to use multigenerational units for housing did not intend to charge rent. This reflects similar studies finding that multigenerational units are often offered free of rent to house older individuals or young adults (typically college students) on fixed incomes. Multi-generational units provide housing to these individuals, mostly individuals with little to no income, that would otherwise require housing outside of the family home, thereby meeting housing needs for lower-income residents. Based on this analysis, the inventory assumes 70

percent, or 47 units, of the anticipated 67 multigenerational housing units would serve lower-income family members. The remaining 30 percent of anticipated multigenerational housing units are not included in the inventory to account for units that would potentially be used as a home office or guest room.

Section C.3 Assumptions

C.3.1 Zones and Residential uses

Table C-6 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-6 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-6 summarizes the maximum and realistic density assumptions used in the site inventory, including specific densities for Specific Plan areas.

Table C-6: 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	40	32
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	40	32
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
R-M	Multiple-Family Residential	29	23
DMU	Downtown Mixed Use	40[1]	32
SLSP	Spring Lake Specific Plan R-3	3	2.4
SLSP	Spring Lake Specific Plan R-4	4	3.2
SLSP	Spring Lake Specific Plan R-5	5	4
SLSP	Spring Lake Specific Plan R-8	8	6.4
SLSP	Spring Lake Specific Plan R-15	15	12
SLSP	Spring Lake Specific Plan R-25	25	20

End Note:
[1] Downtown allows unlimited density where multi-family is allowed
[2] Rounded to the nearest whole unit

C.3.3 Assumptions for Mixed Use Zones

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 almost exclusively standalone residential projects in the CMU districts, including 168-unit affordable project in the CMU-WM Zone, a 12-unit project on a 0.46 acre site in the CMU-K Zone and an 83 unit project on a 1.67 acre site in the CMU-E 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-7 identifies the residential projects approved in the mixed-use districts since May 2018 when the Interim Zoning Ordinance was adopted. On average these projects were built at 80 percent of maximum density.

Table C-7: Residential Developments Approved in Mixed-Use Zones Since 2018

Project Name	Zone	Approval Date	Units	Density	Percent of Max. Density
Downtown Suites	Downtown Mixed Use	4/4/2018	14	30 du/ac	75%
Cleveland Suites	Downtown Mixed Use	8/15/2019 (TPM) 5/3/2021 (DR)	16	26 du/ac	65%
310 Main Street	CMU-West Main	12/4/2020	168	29 du/ac	73%
Opportunity Village	CMU-Kentucky	5/4/2021	12	26 du/ac	87%
East Street Apartments	CMU-East	1/24/2022	83	50 du/ac	125% (used density bonus)
Total			**297**		85% w/ density bonus (80% w/o density bonus)

Since adoption of the interim mixed-use zoning, only one site has been approved with a non-residential use: a mosque. The City has not received any applications for commercial uses in these zones. This lack of commercial activity in recent years is consistent with findings from an economic and fiscal background report prepared by BAE in 2013 as part of the 2035 General Plan Update. The report concluded that the demand for new retail space will remain low into the future given the high retail vacancy rates and lower performance of existing community and strip retail spaces relative to the region. The report also noted a shift in the retail marketplace, with a distinct shift in the location of the City's retail activity from the central and western parts of the City to the east side, freeway-oriented locations. While there is opportunity for revitalization in downtown and central Woodland, more population is needed first to support the future growth of retail in these parts of the city. While the report is almost a decade old, the retail market has only struggled further with the impacts of the Covid pandemic.

Given the market demand for residential, the current lack of demand for retail in the area, and the availability of commercial land in the eastern part of the city, it is anticipated that the sites in the inventory will develop primarily with standalone residential or vertical mixed use that includes residential on upper stories. However, to reflect the slight potential for non-residential uses on these sites in the future, the sites inventory reduces the anticipated capacity on mixed use sites by an additional 10 percent, essentially reducing the realistic capacity to 70 percent of the maximum capacity (i.e., 20 percent reduction to reflect realistic density and 10 percent reduction to account for potential non-residential uses).

Section C.4 Results

C.4.1 Summary

Table C-8 summarizes the estimated unit capacity in Woodland, organized by income category. The City currently (2022) has land to accommodate 70 units above the required RHNA of 3,087 units, and will have 907 units of excess capacity once the Research and Technology Park Specific Plan Area is annexed. While the inventory shows a deficit of 195 above moderate-income units, the surplus of 240 units in the moderate-income category can be applied to the above moderate-income RHNA, therefore demonstrating adequate sites.

The inventory includes 29 sites used in the 4th cycle (but not used in the 5th) and four sites that were identified in the 5th cycle housing element (but not the 4th Cycle) that are still vacant as of July 2021. However, not all of these previously identified sites are counted toward the lower-income RHNA, and only those used previously that are counted again toward the lower-income RHNA are subject to by-right housing provisions of Government Code Section 65583.2 (c) (See Table C-8).

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.

In addition, the City anticipates rezoning additional land area to accommodate residential as part of the Comprehensive Zoning code update, which is anticipated to be complete by December 2023. Rezoning may consist of modifying commercially zoned land to mixed use, allowing up to 40 du/ac. A further modification may involve applying a Low Medium land use and zone over the R-2 district increasing the maximum density from 8 du/ac to 15 du/ac in these areas. This future will likely expand the City's capacity to accommodate the RHNA.

Table C-8: 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	189	74	269	532
Remaining RHNA	**873**	**527**	**1,155**	**2,555**
Vacant and Underutilized Sites (Realistic Unit Capacity)	810	749	959	2,518
ADU and Multi-generational Housing Projection	88	18	1	107
Total Capacity (including pipeline projects)	**1,087**	**841**	**1,229**	**3,157**
Excess Capacity Above RHNA	*25*	*240*	*-195*	*70*
Future Capacity				
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity with Annexation of Research and Technology Park Specific Plan	***1,366***	***1,120***	***1,508***	***3,994***

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

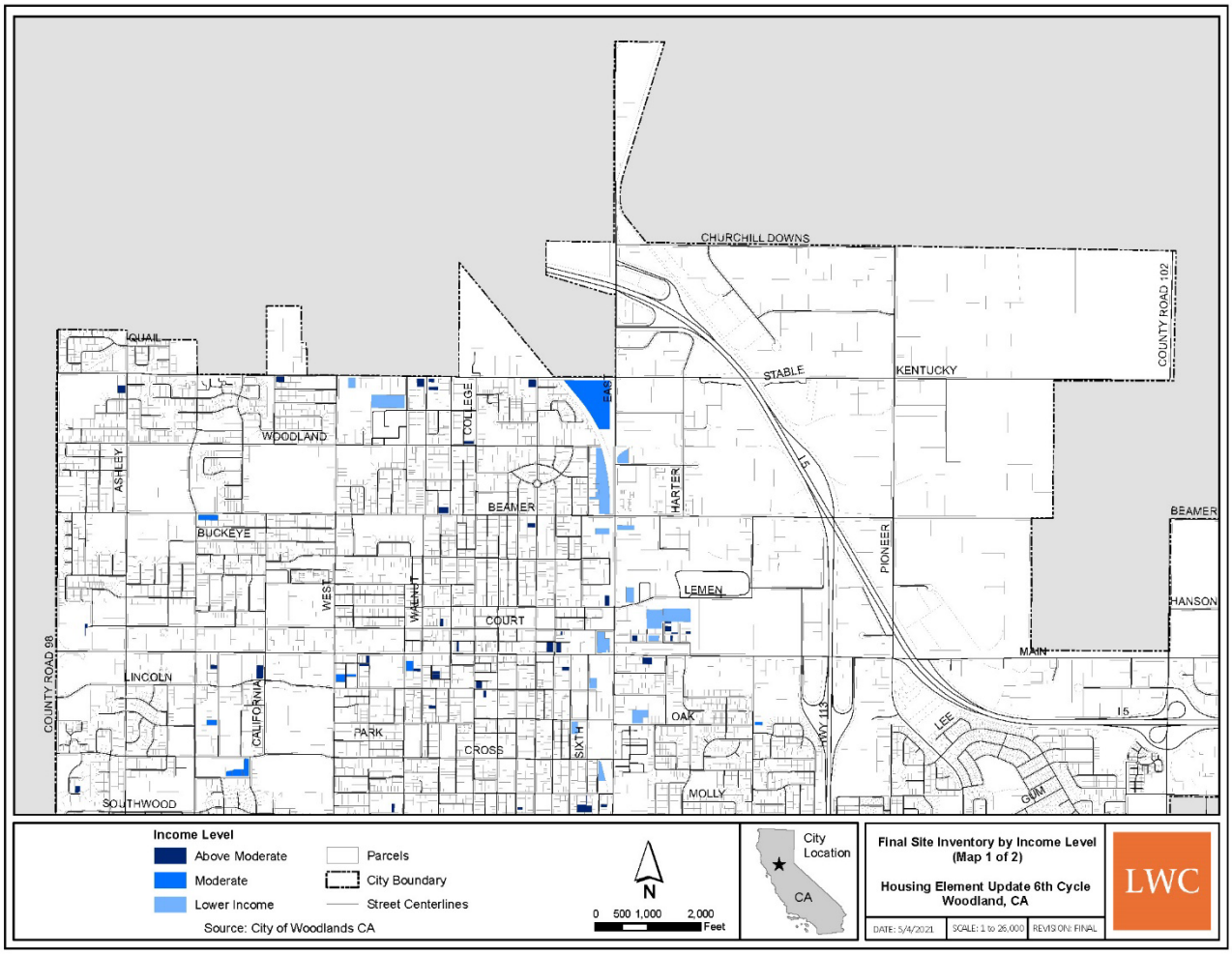
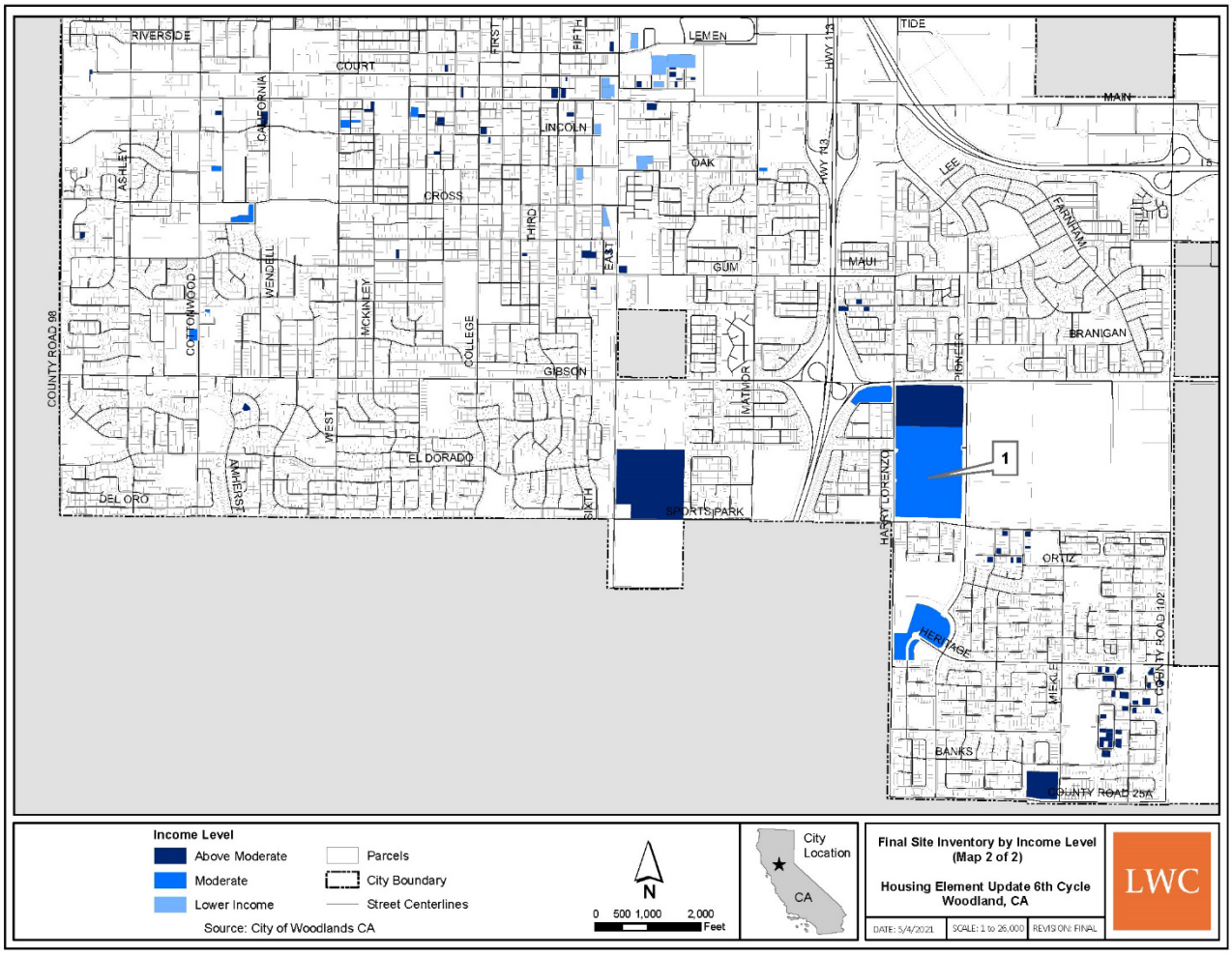


Figure C-2B: Location of Sites by Income Category



C.4.3 Detailed Tables

Site-specific details are provided in Table C-6.

Table C-6- Site Inventory

Previous Cycle	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	27	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.
5th	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	135	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	20	
	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	36	
	005-644-017-000	0.630228	301 SIXTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Lower income	40	25	18	
	005-720-025-000	0.630516	22 KENTUCKY AVE	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Lower income	40	19	18	
5th	005-720-027-000	3.677865	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Lower income	40	110	103	
	006-122-002-000	0.610805	1101 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Lower income	40	24	17	
	006-222-010-000	0.681625	601-609 FIFTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		yes	No	Lower income	40	27	19	
	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	22	
5th	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	85	
4th	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	26	

Table C-6- Site Inventory

Previous Cycle	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
5th	063-071-015-000	2.461123		CMU-E		Corridor Mixed Use		Yes		Lower income	40	98	69	
4th	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	15	
4th	063-090-031-000	0.678838	25 EAST ST	CMU-E/LI(	CORRIDOR MIXED USE/LIGHT INDUSTRIAL FLEX OVERLAY	Corridor Mixed Use	Light Industrial Overlay	Yes	No	Lower income	40	27	19	
	063-101-002-000	1.007212	1203 COMMERCE AVE	CMU-E/LI(	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	28	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.
4th	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	43	
	041-301-007-000	4.658893	1 NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-25	High Density Residential		Yes	No	Lower income	25	116	111	Site was dedicated for affordable housing for purpose of meeting inclusionary requirement. In 2019 a covenant was recorded requiring at least 23 untis of very low income and 88 units of low income housing.
								Lower Income Units				**1069**	**810**	
	005-680-010-000	10.80369	1000 KENTUCKY AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Corridor Mixed Use		Yes	Yes	Moderate	40	432	303	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

Table C-6- Site Inventory

Previous Cycle	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
	042-580-068-000	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 reserved 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	
	065-161-021-000	0.10491	1113 COTTONWOOD ST	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	3	2	
4th	065-221-005-000	0.26138	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	8	6	
4th	065-221-006-000	0.137862	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
4th	065-221-007-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
4th	065-221-008-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
4th	065-221-009-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
4th	065-221-010-000	0.137889	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	4	3	
4th	065-221-011-000	0.274353	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	8	6	
4th	065-221-012-000	0.200226	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	6	5	
4th	065-221-013-000	0.258348	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	Medium Density Residential		Yes	No	Moderate	29	7	6	
4th	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				**930.5**	**749**	

Table C-6- Site Inventory

Previous Cycle	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
	005-164-015-000	0.347063	1047 NORTH ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	14	10	
	005-182-014-000	0.188204	335 COURT ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	8	5	
	005-223-002-000	0.261708	819 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	10	7	
	005-223-003-000	0.261709	823 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	10	7	
4th	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	11	
	005-653-003-000	0.174472	407 MAIN ST	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	7	5	
4th	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.
4th	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.

Table C-6- Site Inventory

Previous Cycle	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
	005-702-008-000	0.47882	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	Yes	Above moderate	40	14	13	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	40	5	5	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	40	7	7	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.
4th	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	
4th	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.
4th	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	4	
	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	

Table C-6- Site Inventory

Previous Cycle	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
	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	4	
	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	10	
	006-572-006-000	0.220691	0 NO ADDRESS	DMU	DOWNTOWN MIXED USE	Downtown Mixed Use		Yes	No	Above moderate	40	9	6	
	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	5	
	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	
4th	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	
	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	

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Previous Cycle	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
	042-352-005-000	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	

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Previous Cycle	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
	042-391-003-000	0.231064	2659 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	Low Density Residential		Yes	No	Above moderate	3	1	1	
	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	

Table C-6- Site Inventory

Previous Cycle	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
	042-536-010-000	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.
4th	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	
4th	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	4	
4th	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	
4th	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	4	
4th	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	
4th	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	
4th	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	7	
	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	4	
	064-320-001-000	0.485536	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Corridor Mixed Use		Yes	No	Above moderate	40	15	14	
4th	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	13	
	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	7	
	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	8	
	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	

Table C-6- Site Inventory

Previous Cycle	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
	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	5	
	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	10	
	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	14	
	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**	**959**	
								Total Number of Units				**3,076**	**2,517**	

Appendix D: Housing Constraints

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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 horizonal 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

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.

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, with or without a use permit, 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		Purpose/Description	Uses[1]
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)

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts		Purpose/Description	Uses[1]
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
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 is 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.

Development Standards

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

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

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

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

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]	**P**	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	**P**	**P**	**P**	**P**	**P**	-	-	-	-	-
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	-	-	-	-	
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 emphasized entryways, deemphasized garages, appropriate window forms, varied roof styles, and 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 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 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 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.

Mobile/Manufactured Homes are allowed in a residential zone, subject to the following requirements:

- 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 Shelters: State law (Government Code Section 65583) requires all cities and counties in California to allow emergency shelters by-right in at least one zoning district and to demonstrate in the housing element that the identified zone is appropriate for housing and has adequate capacity to accommodate the jurisdiction's unmet emergency shelter needs. State law also specifies the development standards, locational restrictions, and other requirements that local jurisdictions can apply to emergency shelters.

In Woodland, emergency shelters are currently (2022) permitted in the R-M zone with a use permit and downtown in CMUE, CMUK, RC/LIF, LIF, and DMU Districts B and C with a CUP. Previously, the City had complied with the by-right requirement of State law by permitting emergency shelters by right in Zones C and E of the East Street Corridor Plan. However, when the Interim Zoning was adopted, replacing the E Street Corridor Plan, the by-right allowance for emergency shelters was removed.

To comply with State law, the City will need to amend the Zoning Ordinance to allow emergency shelters by-right in at least one zoning district. The Industrial (I) and Industrial/Light Industrial Flex (I/LIF) Zones have been identified as potential candidate zones for allowing emergency shelters by-right. The City's existing emergency shelters were constructed in the Industrial Zone and have been functioning well for residents of these facilities. Table D-12 shows 11 available sites within the I Zone totaling 290 acres and 28 available sites in the I/LIF Zones totaling 49 acres. The sites identified in Table D-12 below are all within one mile of a transit stop and along major transportation corridors, are not located near any environmental hazards, and are located near potential jobs. Final evaluation of the appropriate zone or zones will be conducted as part of the in-progress Comprehensive Zoning Code update.

To estimate the capacity for emergency shelter beds in each zone, the City analyzed the density of a recently built shelter facility, which provides 100 beds on 1.25 acres at a density of 80 beds per acre. Based on the site size and maximum bed limitation of 40 beds per facility, the sites identified in either zone in Table D-12 below would have adequate capacity to accommodate the City's unmet need for 138 shelter beds. Housing Element Program A.14 calls for the City to amend the Zoning Code to allow for emergency shelters by right in one or more zones that provides appropriate access to transportation and other services and has capacity to meet the City's unmet shelter need for 138 beds. It is also noted that it is possible that shelters may occupy existing buildings as well as building from the ground up, which is far more expensive.

Table D-12: Vacant and Underutilized Sites in Industrial and Industrial/Light Industrial Flex Zones

APN	Site Area (Acres)	Address
Industrial Zone		
027-370-031-000	4.9	No Address
027-360-034-000	6.2	No Address
027-350-058-000	17.6	231 Hanson Way
027-350-054-000	24.1	No Address
027-210-036-000	100.0	1791 E Kentucky Ave
027-210-035-000	50.0	No Address
027-210-034-000	15.1	No Address
027-210-037-000	17.8	No Address
027-210-038-000	24.4	No Address
027-210-039-000	15.1	No Address
027-210-040-000	15.1	No Address
TOTAL – 11 sites	**290.3 acres**	
Industrial/Light Industrial Overlay		
063-103-032-000	0.69	27 Harter Ave
027-450-025-000	2.30	N Pioneer
027-450-089-000	2.17	1464 Churchill Downs Ave
027-450-018-000	2.07	1472 Churchill Downs Ave
027-450-019-000	2.07	1480 Churchill Downs Ave
063-010-030-000	1.00	461 Harter Ave
063-030-029-000	1.42	1440 E Kentucky Ave
063-090-021-000	0.63	1230 E Beamer St
063-010-060-000	2.01	0 Bluegrass Pl
027-450-026-000	1.67	0 N. Pioneer Ave
063-010-050-000	2.51	0 Bluegrass Pl
063-080-038-000	2.09	0 Matmor Rd
063-040-029-000	4.23	0 N. Pioneer Ave
063-080-044-000	0.68	0 Matmor Rd
063-040-025-000	2.91	1428 E Beamer St
063-050-026-000	4.72	No Address
063-080-054-000	3.43	1360 E Beamer St
063-080-019-000	1.28	0 S. Wilson Way
063-050-015-000	1.35	0 Industrial Way
063-103-004-000	0.34	15 Harter Ave
063-080-036-000	0.44	Matmor Rd
063-080-039-000	1.77	40 Matmor Rd
063-080-005-000	1.62	0 Donnelly Cir
063-102-012-000	0.51	1245 E Beamer St
063-010-033-000	0.86	227 Harter Ave
027-420-003-000	1.00	1219 E Kentucky Ave
063-010-043-000	0.33	Kentucky Ave
027-450-092-000	2.55	Santa Anita
TOTAL - 28 Sites	**49.33**	

The City applies the following development standards to emergency shelters:

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.

With the exception of the parking standards, the development standards for emergency shelters are in compliance with State law (Government Code Section 65585(a)(4)(A). Recent changes to State law (AB 139) reduced the parking standards that local agencies can require of emergency shelters to only accommodate the staff working in the emergency shelter.

To ensure the City has adequate land zoned to accommodate emergency shelters, the Housing Element includes program A.22 to amend the Zoning Code to identify at least once zone where emergency shelters are allowed by right and to amend the parking standards for compliance with Government Code Section 65585(a)(4)(A).

D.6 Low Barrier Navigation Centers: Assembly Bill 101, passed in 2019, requires that low barrier navigation centers be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. A low barrier navigation center is defined in Government Code Section 65662 as a “Housing First”, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Program A.22 includes an update to the City Zoning Code to address this new requirement.

D.7 Transitional and Supportive Housing: Consistent with State law, 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.

Assembly Bill 2162, passed in 2018, requires that jurisdictions change their zoning to provide a "by right" process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review. The City Zoning Code is not yet in compliance with recent updates to State law related to by-right permanent supportive housing outlined in Assembly Bill 2162. Program A.22 includes an update to the City Zoning Code to address this new requirement.

D.8 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.9 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, 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). While not explicitly required by State law, the CUP requirement for group homes of more than six persons was identified by HCD as a fair housing issue. The Housing Element includes Program C.11 to review the Zoning Code requirements for larger group homes and amend the Zoning Code to allow Residential Care Homes with more than six persons as a permitted use in one or more zones to ensure State law requirements related to fair housing and services to disabled individuals are met.

Housing for Persons with Disabilities

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. The Director will make a determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation. Decisions 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, HCD has identified that factor considering the potential impact on surrounding uses could be considered a constraint on housing for persons with disabilities. Program C-11 directs the City to review and update findings for the Reasonable Accommodation Ordinance to remove this factor from the review procedures for 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 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.

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 consistent with Government Code Section 65915. See program A.10. Currently, 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.

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.

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

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-13A 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-13B, 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).

Permit/Procedure and Approval Authority

Table D-13A: 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 **Final Parcel Map** **Environmental Impact Report**	8 - 16 weeks 6 weeks 4-6 months	Planning Commission Community Development Director/City Engineer Planning Commission
Source: City of Woodland, 2021		

Table D-13B: 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	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
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

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-14 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table D-14: 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**
Source: City of Woodland, 2021		

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.

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.

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.

CEQA Approvals and CEQA Streamlining

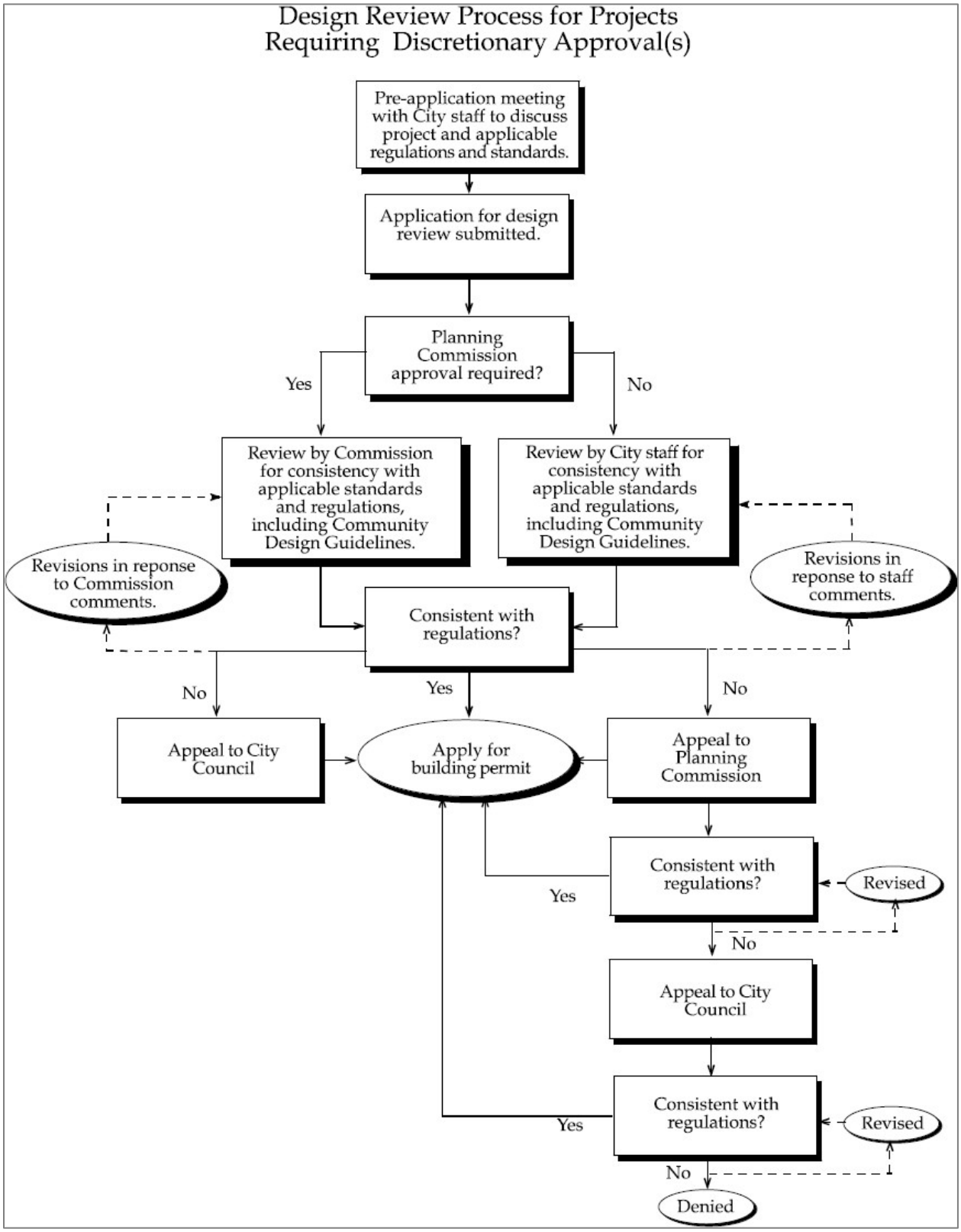
The City of Woodland conducts development review including environmental review for those projects that are determined to be subject to CEQA and the Permit Streamlining requirements of Government Code 65920 et seq. It is noted that those projects meeting the definitions provided in Government Code Section 65928 and Public Resources Code 21080(b) are exempt from the above provisions. Upon acceptance of an application for development the city conducts a review for completeness and notifies an applicant in written form whether an application is complete or incomplete within 30 days of application acceptance. The assessment for completeness is based upon the application submittal requirements that are provided in hard copy and posted on the City's web page. Upon determination for completeness, for those projects that are discretionary and subject to CEQA, the City makes a determination concerning CEQA review within 30 days of determining an application to be complete. The determination notice has often been combined with the completeness letter.

It is noted that the large majority of housing projects submitted to the City are considered ministerial and only subject to objective review criteria and streamlined review. The City of Woodland since 2017, has amended its General Plan and Zoning such that in a majority of residential and mixed use zones, multi-family housing up to 40 du/ac is a by-right use. This applies in the Corridor Mixed Use (CMU) zone for West Main, East Street, Kentucky, as well as in the Residential Multi-Family (RM) and High Density Residential (HD) zones. For housing development projects in these zones that comply with the objective development standards, CEQA review is not required.

Housing development projects that involve tentative subdivision maps are subject to Permit Streamlining and potentially CEQA review. Those that include a corresponding request for a General Plan or Zoning Amendment fall outside the permit streamlining requirements. However, in all cases, the City complies with the 30 day completeness review and the 30 day CEQA determination evaluation.

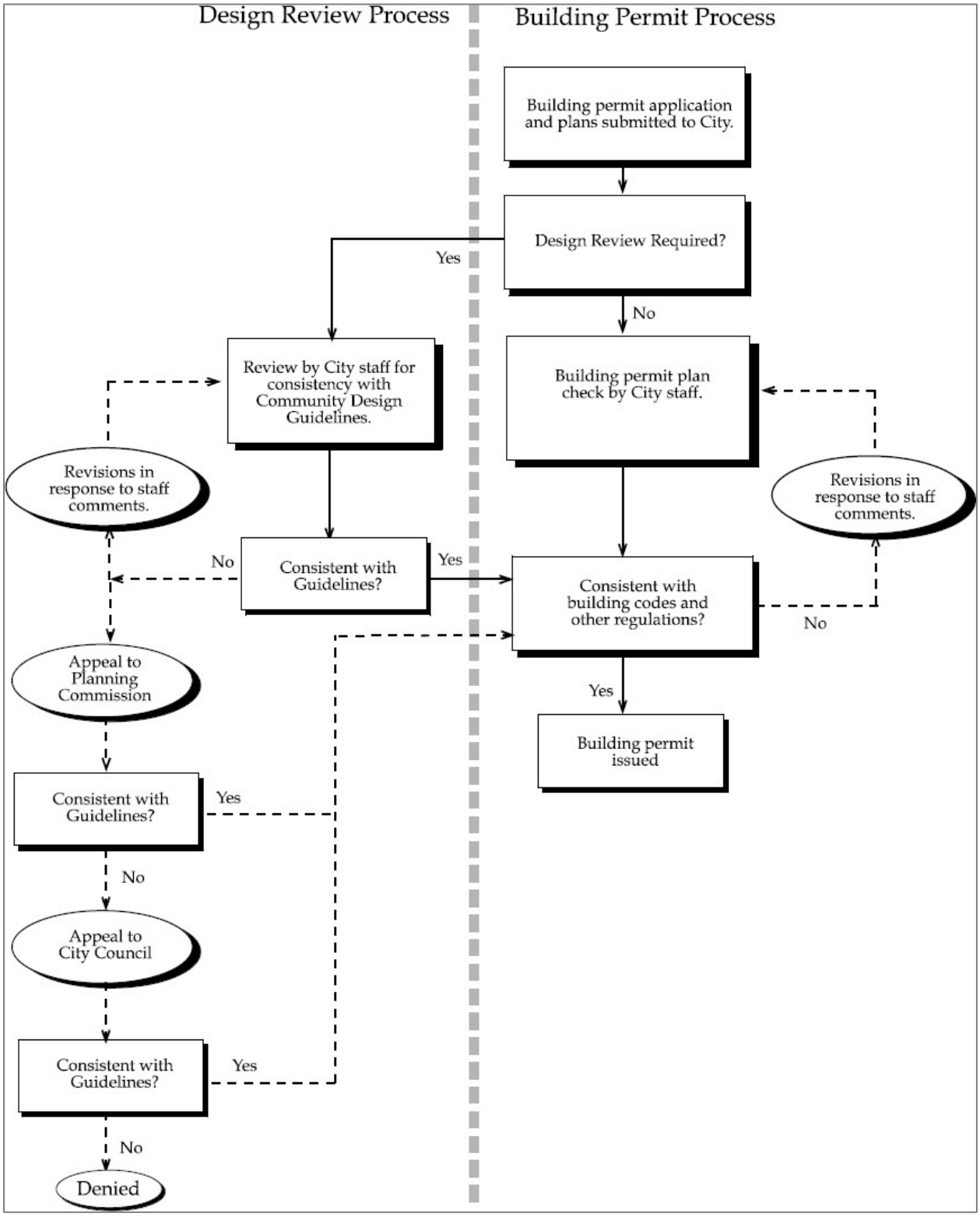
However, it is noted that the City's CEQA review process could be made clearer and additional information provided on the website. Therefore, the City will include a program in the Housing Element to update information and handouts related to the CEQA review process and provide the material in hard copy as well as on the web site.

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.

Permit and Development Fees

Planning Fees

Table D-15 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.

The City 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-15: 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*	

Impact Fees:

Development Fees and Other Exactions Required of Developers

Table D-16 indicates the development impact fees for a single-family home outside of the Spring Lake Specific Plan (SLSP) area, while Table D-19 shows what it would cost inside the SLSP area. As noted in Table D-19, 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.

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

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

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-20). 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-17: 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.*
Source: City of Woodland, Development Impact Fees, January 1, 2021

Table D-18: 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
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-19: Development Fees for Spring Lake Specific Plan Area

Fee Type	Fee	
City Development Impact Fees (MPFP)	**Single-Family (per unit)**	**Multi-Family (per unit)**
General City	$886	$666
Fire	$3,003	$1,801
Library	$554	$415
Police	$725	$543
Wastewater	$6,634	$4,975
Water Capacity	$5,297	(Per Project)[1]
Parks & Recreational Facilities	$4,501	$3,375
Roads	$8,742	$3,583
MPFP Admin Fee (75%)	$228	$115
Storm Drainage Facilities[2]	$0	$0
Total Development Impact Fees	**$30,570[3]**	**$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
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*		

Table D-19: Development Fees for Spring Lake Specific Plan Area

Fee Type	Fee	
Non-City Fees (Receipt required prior to permit issuance)		
Woodland Joint Unified School District Fees (based on a 2,500 sq. ft. single-family dwelling)	$10,200	$4,896
Yolo County Facilities and Services Authorization Fees	$3,118	$2,312
Total Fees	**$97,268**[3]	**$57,666**
Source: City of Woodland, Spring Lake Residential Development Fees, January 1, 2021		

Table D-17 provides the development fees for multi-family development outside the SLSP and Table D-19 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-20, below, compares the development costs for a typical single family and multi-family development, and the total per unit impact fees. (See Table D-21 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-20: 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-16 to D-19). 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 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.

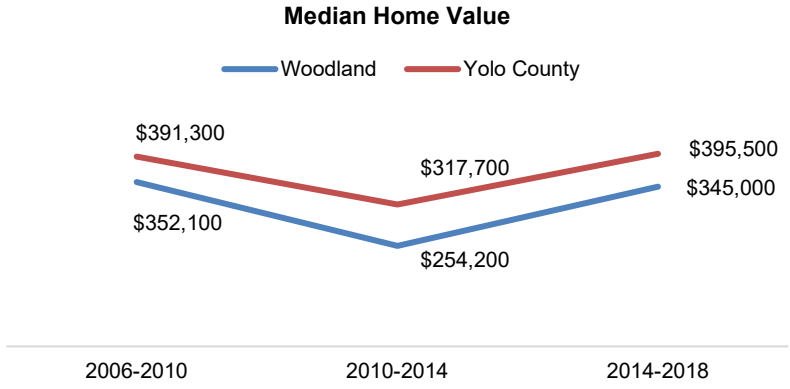
D.3.1 Housing Supply/Conditions

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

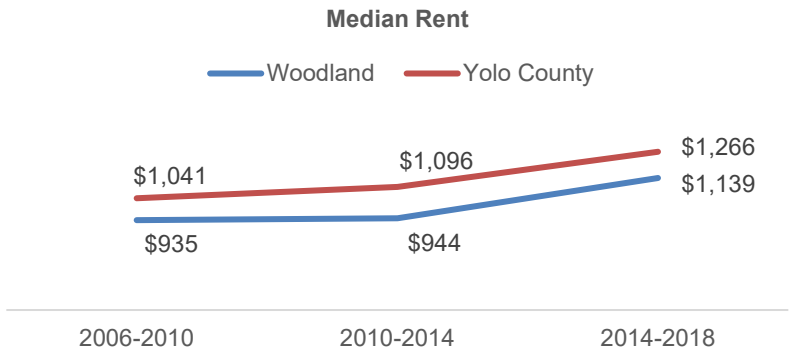


Source: SACOG/ACS 5-Year Estimates

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 Terner 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-16 to D-19 for a full list of the City's required permit and development fees.

Table D-21, 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-15 to D-19, Governmental Constraints). These figures do not include site improvements, developer profit, or financing costs.

Table D-21: 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.

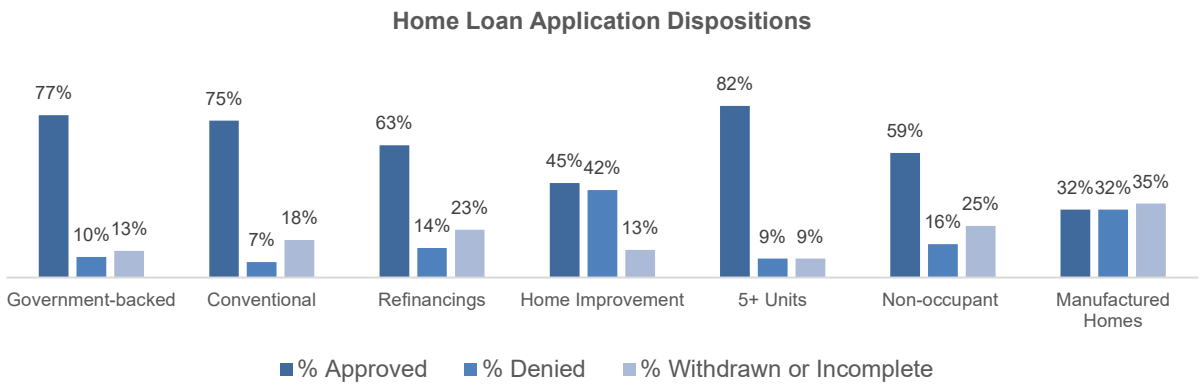
There are more than twice the number of conventional loans than government-backed loans in 2019, for a total of 748 mortgage applications across both types. Though fewer in number, government financing served a large share of total homebuyers. The approval rates for both these types of loans were about 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-22: 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 20**35** 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. As detailed in Appendix F, the City's sewer treatment system has adequate capacity to accommodate the RHNA.

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 2023/2029 as shown in Appendix F, Exhibit F22. The City has completed capacity re-allocation work to re-direct flows from the Beamer trunk line south to the new pipe in East Street. The City has adequate capacity to serve the RHNA allocation as well as all anticipated new development. 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 incentives 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

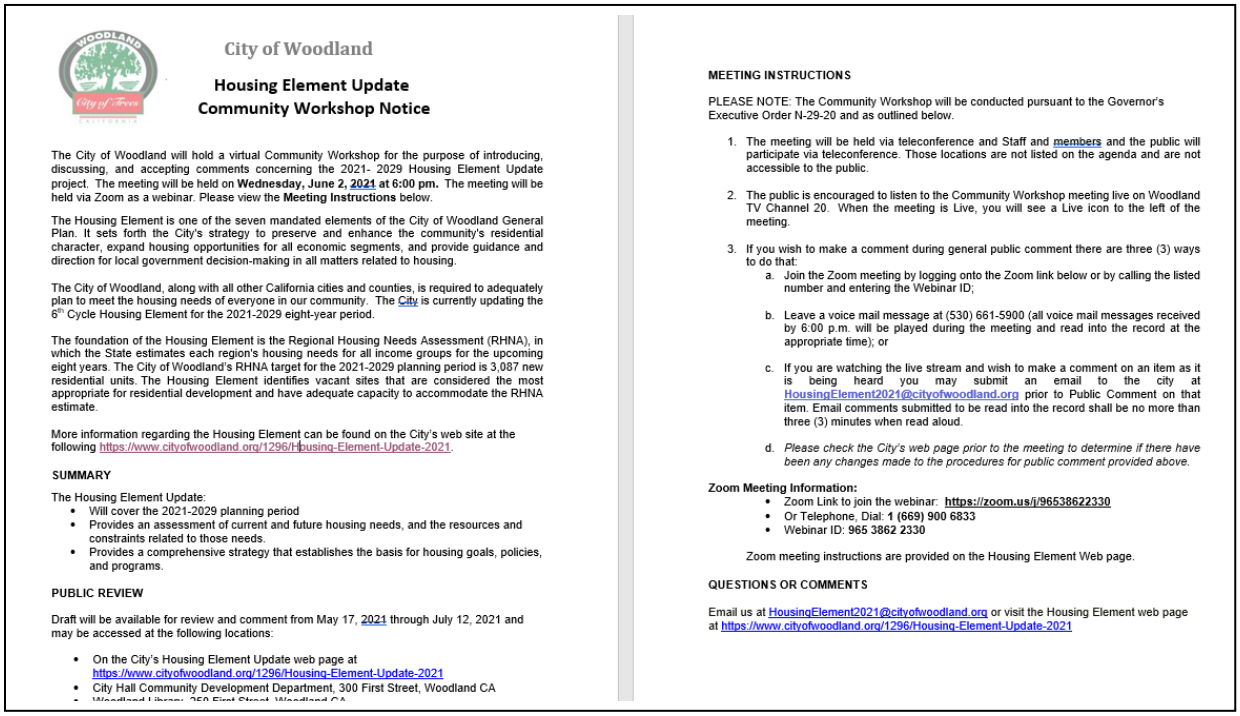
The presentation included the purpose of the Housing Element, components of a Housing Element, and the project timeline. The presentation also provided an overview of socio-economic data of Woodland that informed the housing goals and programs included in the Implementation Plan, as well as an overview 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, 250 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 members 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

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.

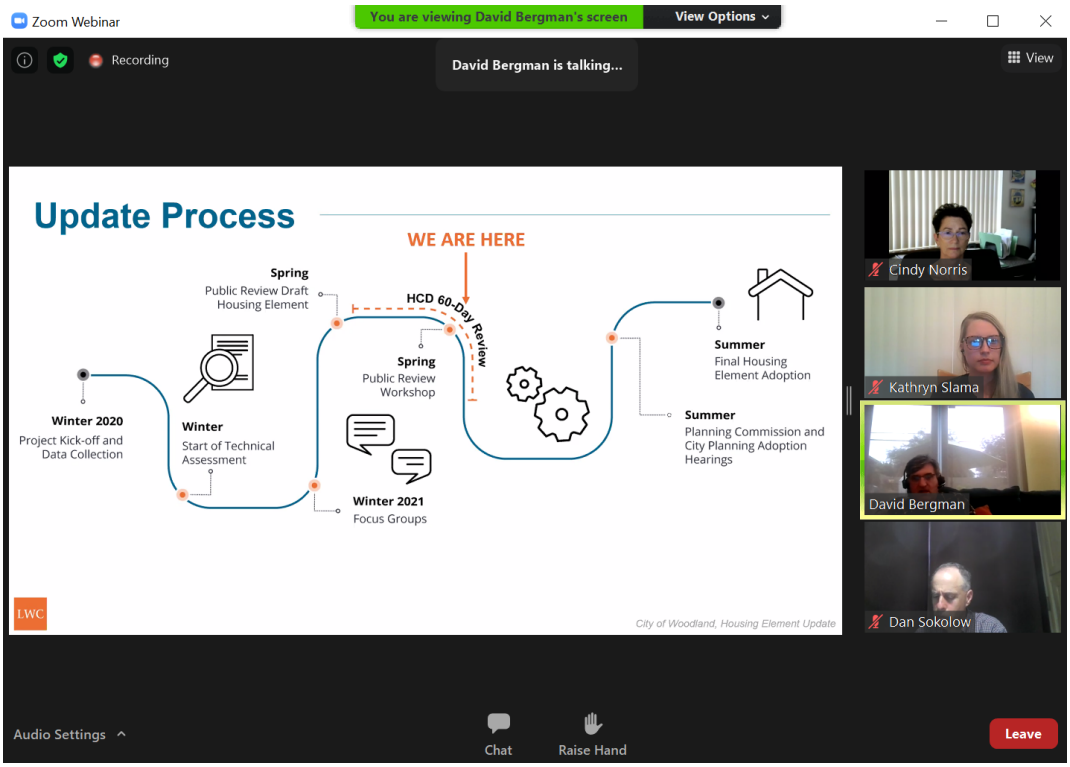
- The City is currently underway in annexing land for Woodland Research & Technology Park, which will have varying levels of development standards and be available for housing development within the next three years. Though Woodland's site inventory uses this Specific Plan area to satisfy one-third of the lower-income RHNA, affordable housing may be developed on sites that are not in the inventory as well.

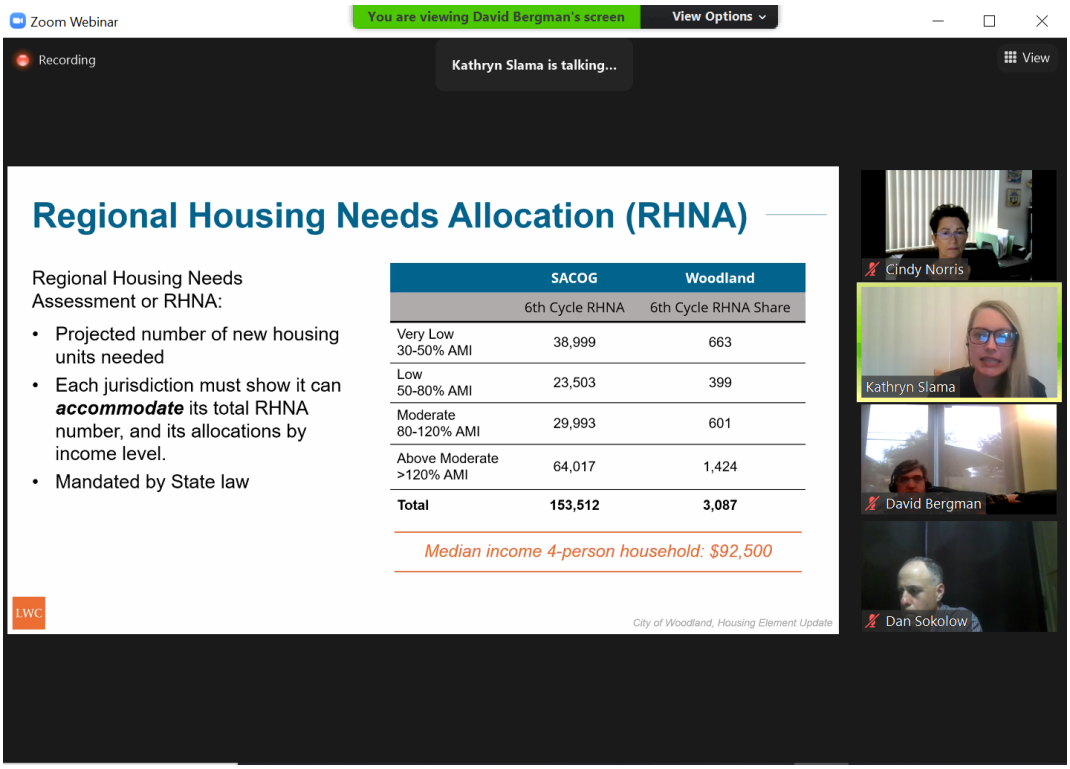
- One participant expressed concern that the sites identified to accommodate lower-income housing are concentrated on the eastside of the city and not evenly distributed across the westside and in the Spring Lake Specific Plan area. These sites are typically zoned for higher densities that are more likely to accommodate lower-income housing, per HCD requirements. In addition, to Affirmatively Further Fair Housing, the City is committed to

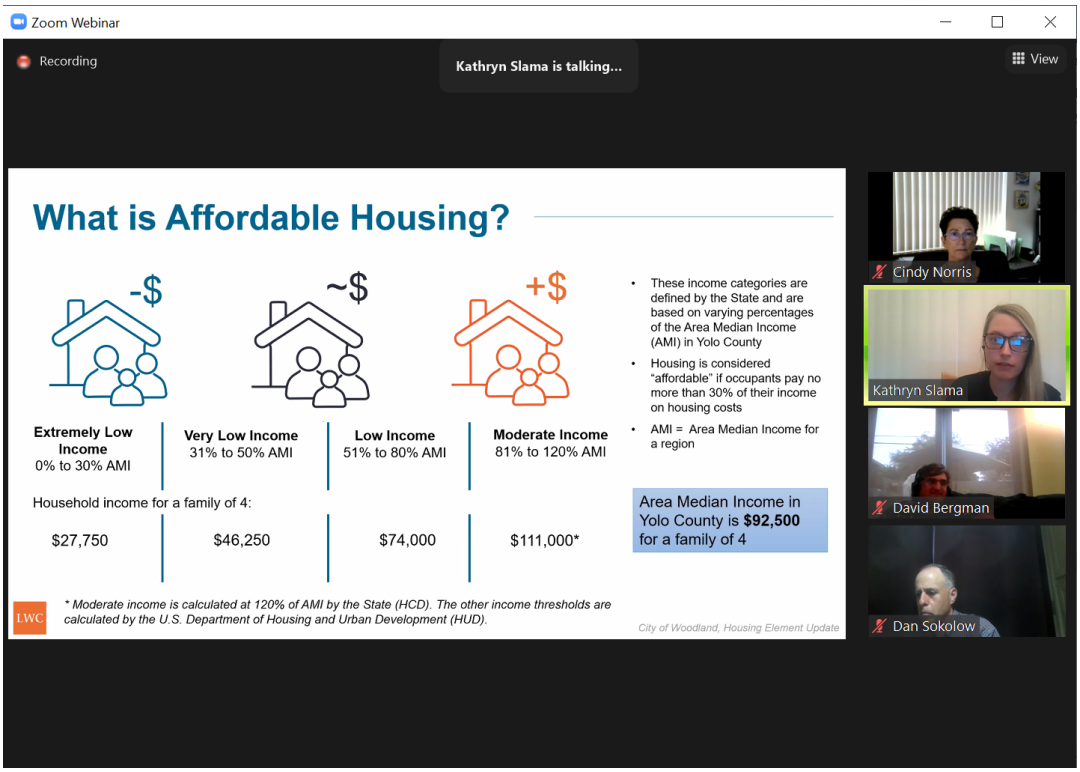
improving and investing in historically under-resourced neighborhoods so all areas can be areas of opportunities.

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
City of Woodland, Housing Element Update
Cindy Norris
Kathryn Slama
David Bergman
Dan Sokolow


Zoom Webinar
Recording
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*
• These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Yolo County
• Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs
• AMI = Area Median Income for a region
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).
City of Woodland, Housing Element Update
Cindy Norris
Kathryn Slama
David Bergman
Dan Sokolow

Appendix F: Fair Housing Assessment

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Section F.1 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:

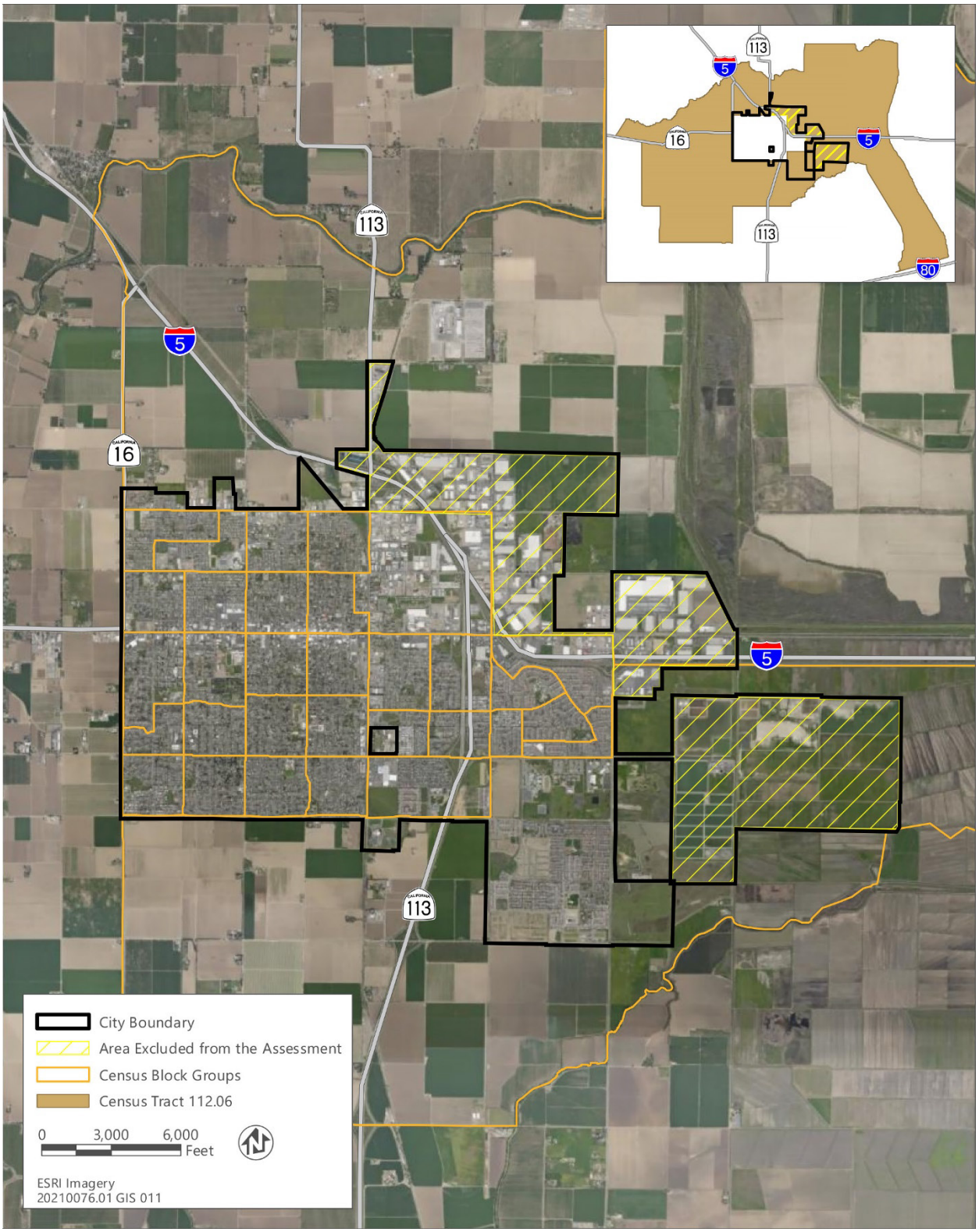
- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include 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.

F.1.1 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 F-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.

Figure F-1: Woodland Boundaries

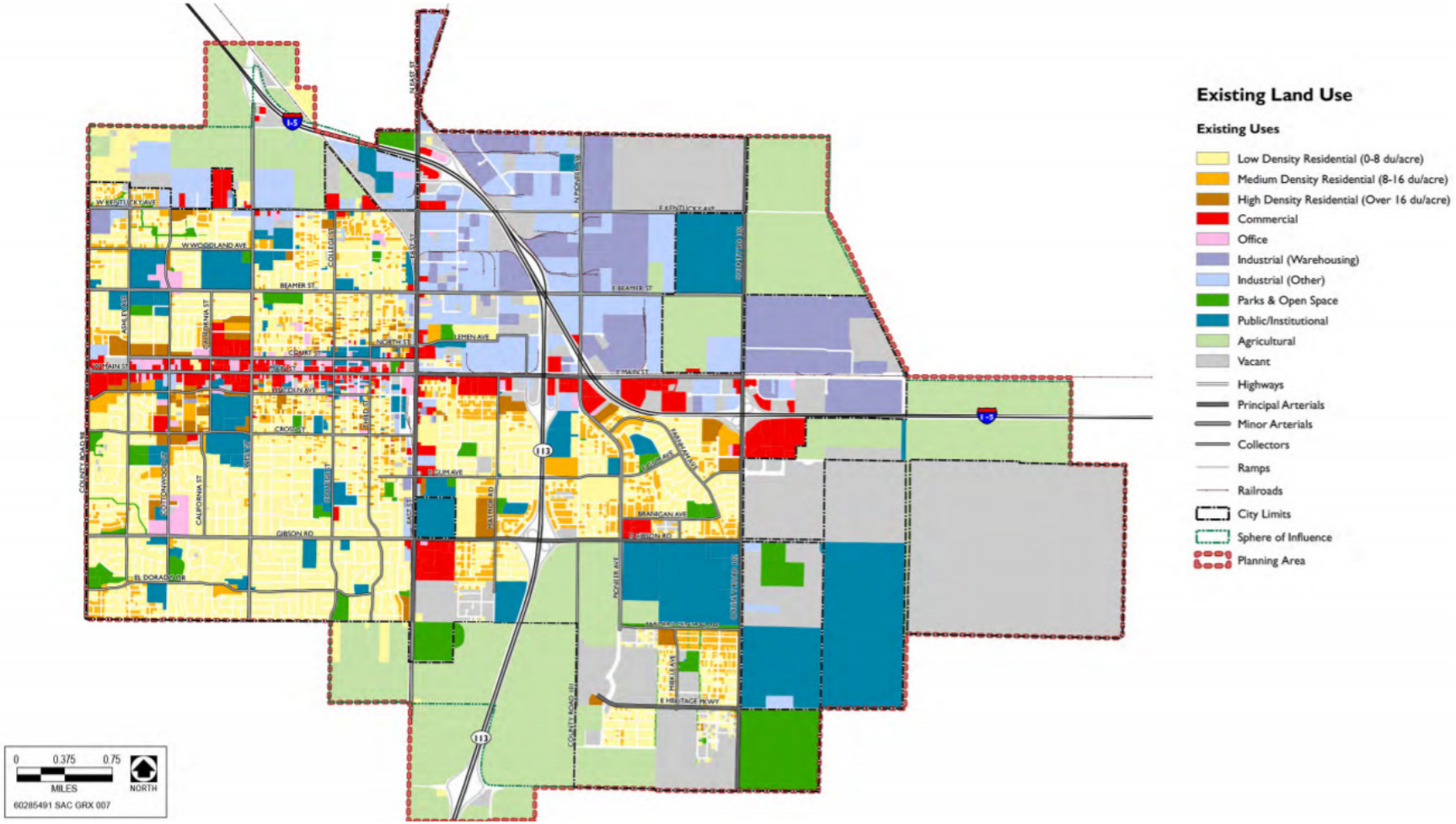


Source: U.S. Census 2010. Ascent 2021.

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.

The figure 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 (Figure F-2 below). 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.

Figure F-2: Existing Land Uses



Source: Dyett and Bhatia, 2016.

F.1.2 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 incudes 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.

F.1.3 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.

Section F.2 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.

F.2.1 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.

Type of Discrimination:

- Disability discrimination, 24
- Race, 1
- Gender, 1
- Source of Income, 1
- Familial status, 1

Level of Service

- Counsel and advice, 7
- Limited action, 7
- Negotiated Settlement/Representation, 14

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 also met with Legal Services of Northern California in February 2022 to gather additional insights into fair housing issues facing Woodland residents and discuss potential programs to address these issues. Feedback from Legal Services is incorporated throughout the analysis and the housing programs.

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.

F.2.2 Integration and Segregation

Race and Ethnicity

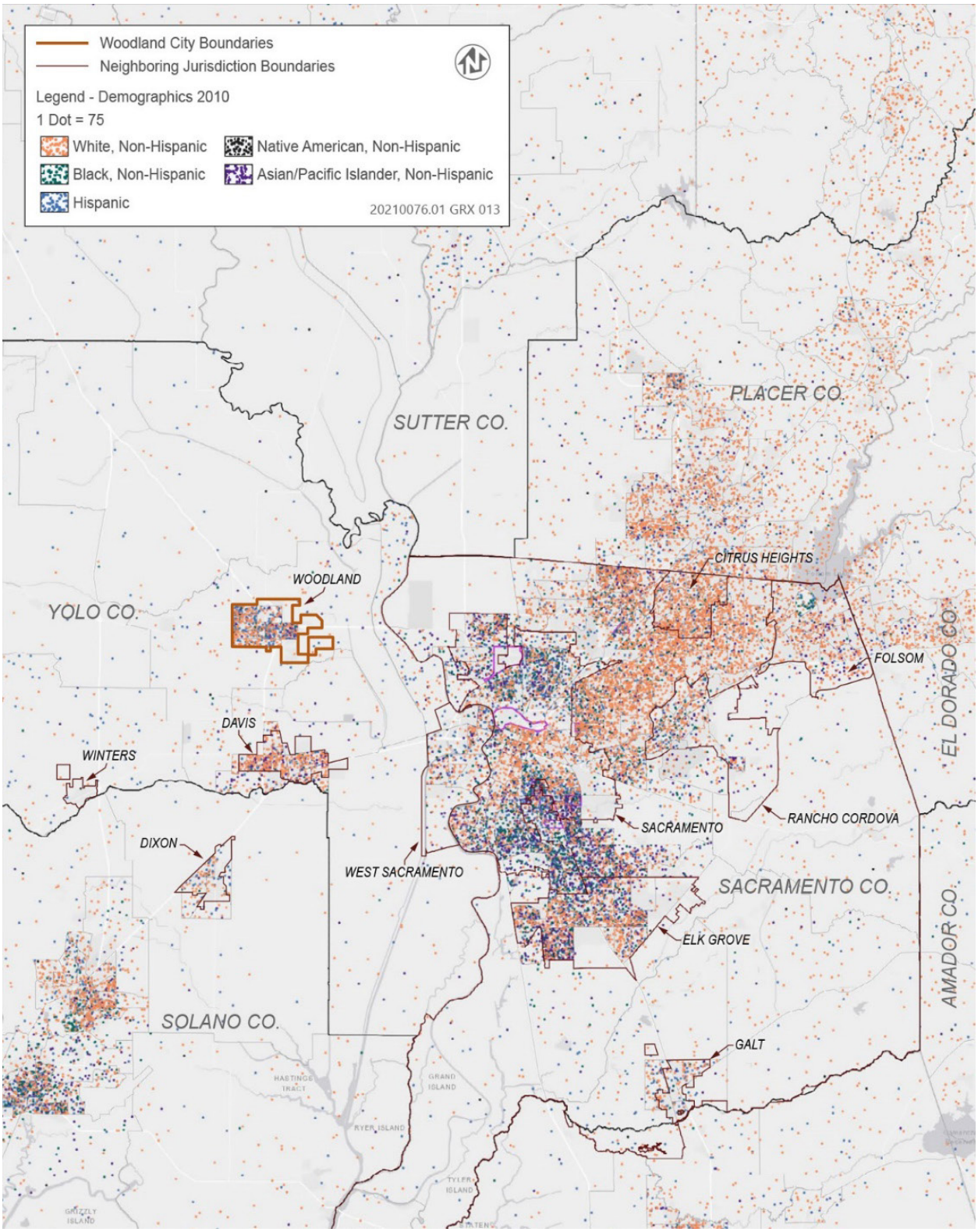
The Sacramento Valley region has grown in diversity in recent decades and has higher shares of Hispanic (29.9 percent) and Asian residents (18.9 percent) than the national average (18.4 percent and 5.7 percent respectively). In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure F-3 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 F-4, 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 F-5, 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 'sizable' 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 F-6). 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.

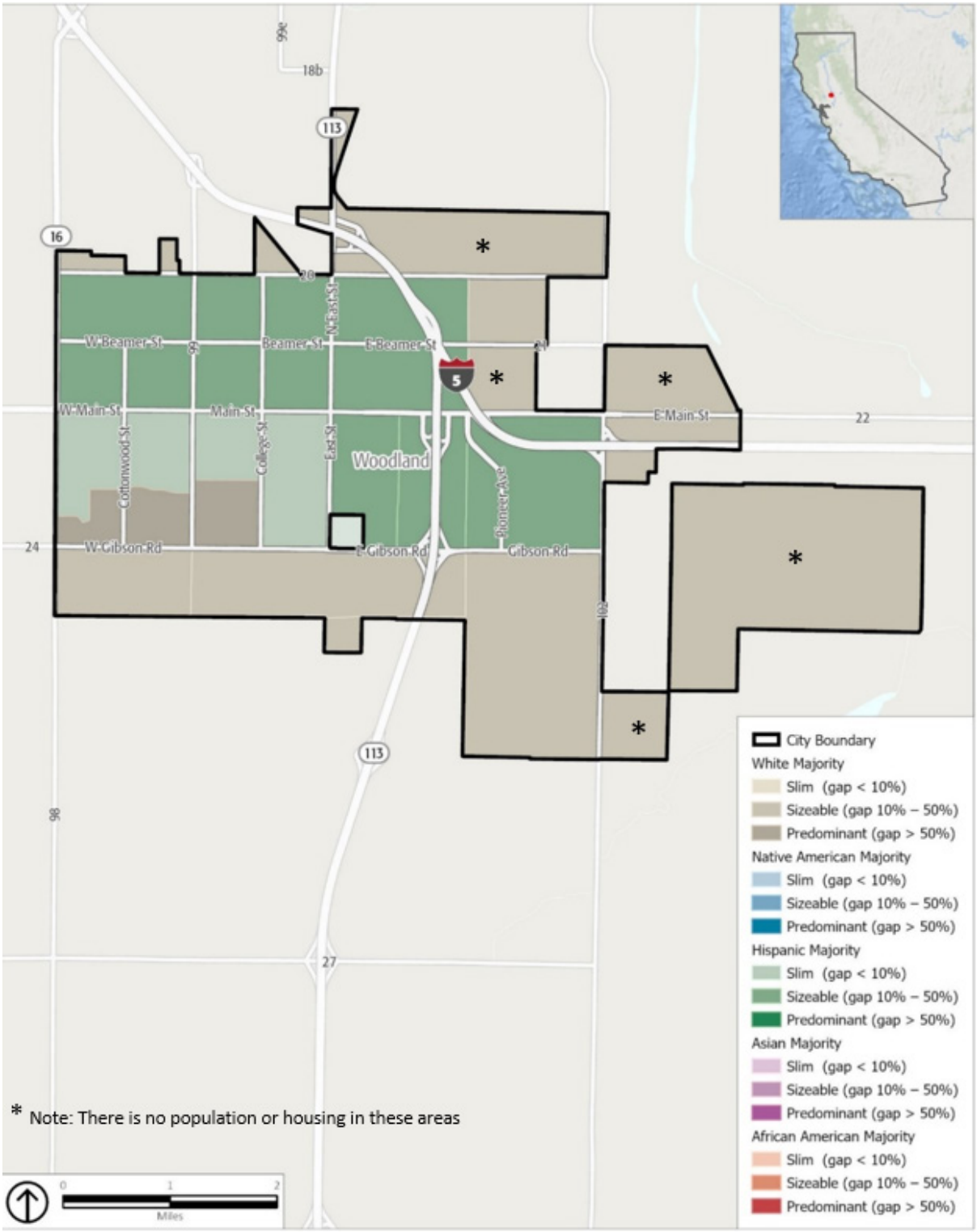
Staff at Legal Services of Northern California observed that racial/ethnic disparities are evident in Woodland, with larger concentrations of non-White residents in the east and north areas of the city along the E Street Corridor, and larger concentrations of wealthier, White residents in the southwest corner of the city. Program to create opportunities for lower-income residents in higher resources areas and place-based strategies to encourage investment in lower-resource areas will help to address the racial disparities observed in Woodland.

Figure F-3: Regional Settlement Trends by Race/Ethnicity, 2010



Source: HUD AFFH Mapping Tool; Adapted by Ascent, 2021.

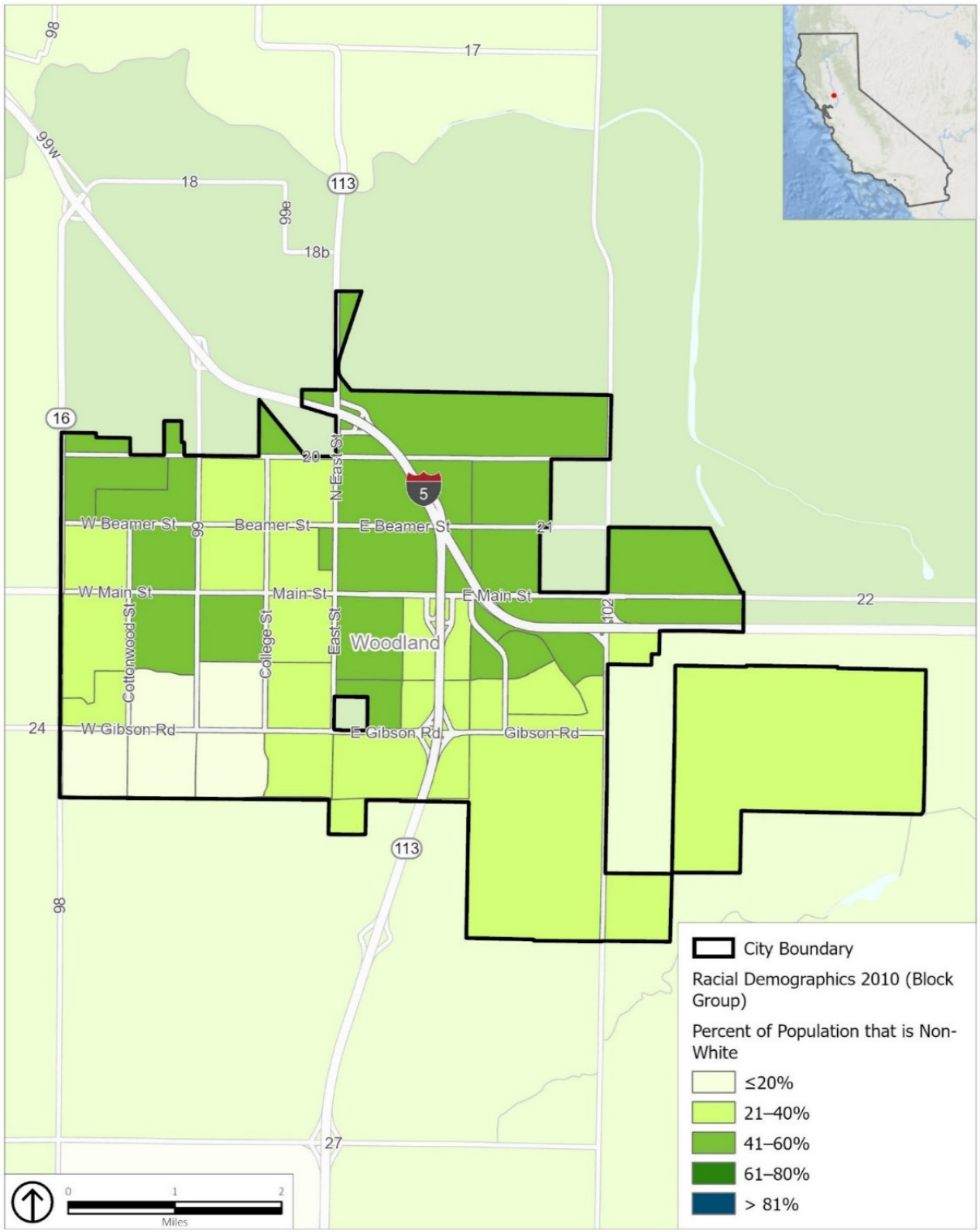
Figure F-4: Racial Predominance, City of Woodland, 2010



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.

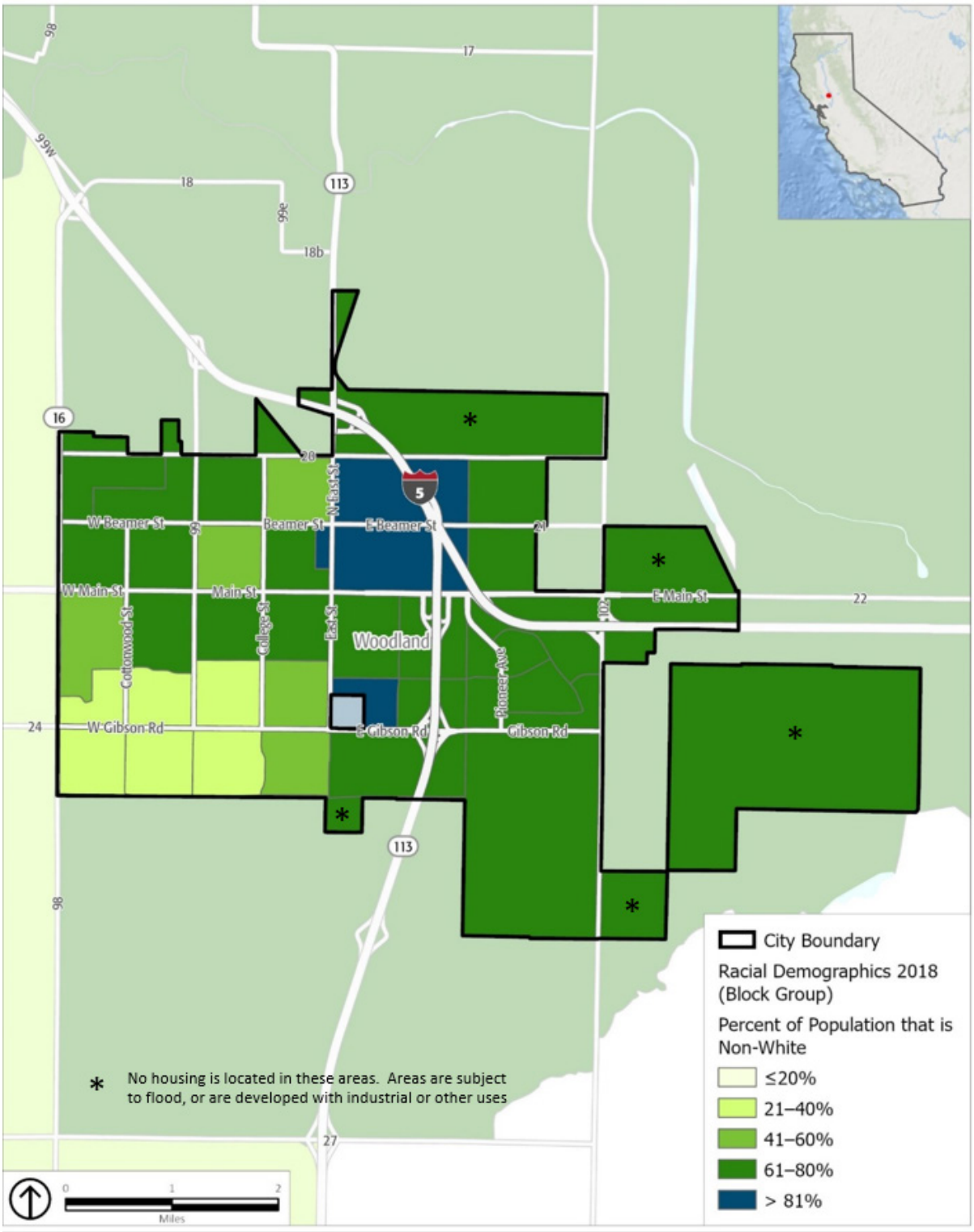
Figure F-5: Racial Demographics, City of Woodland, 2010



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 F-6: 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.

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) (Figure F-7). 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.

Figure F-7: Concentration of Hispanic or Latino Persons by Census Block Group

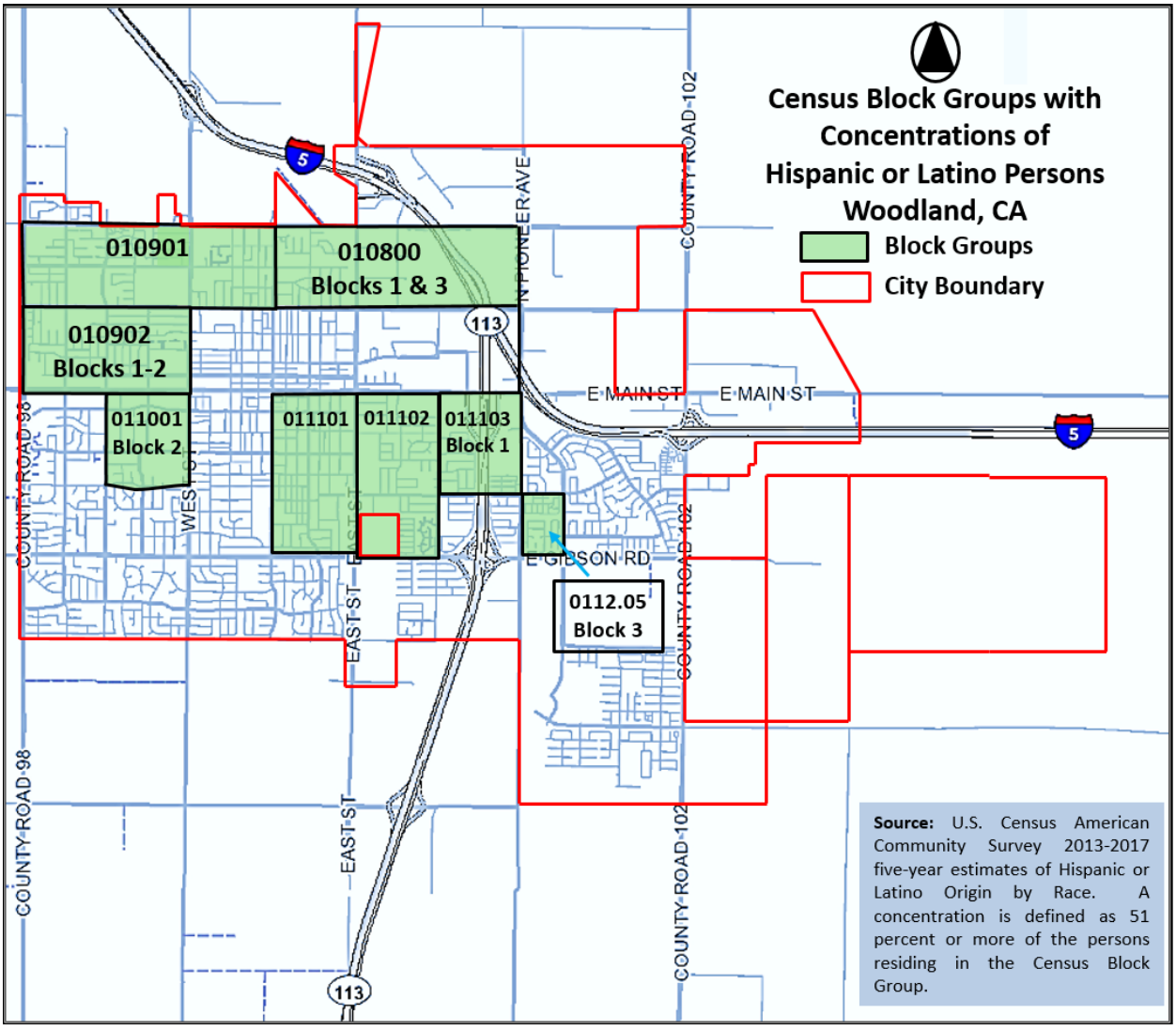


Table B-2 in the Housing Needs Analysis illustrates Woodland and Yolo County Age, Sex, Race, and Ethnicity based on the SACOG 2019 Data package. Areas with Latino/Hispanic concentrations (defined as 51% or more of the persons residing in the Census Block Group) are shown in Figure 6.

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; 39 percent of Asian residents in Woodland would need to move across neighborhoods to be evenly distributed in comparison to non-Hispanic White residents (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
West 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

Source: Root Policy Research, 2020. https://www.shra.org/wp-content/uploads/2019/09/Sacramento-Valley-AI-DRAFT.pdf

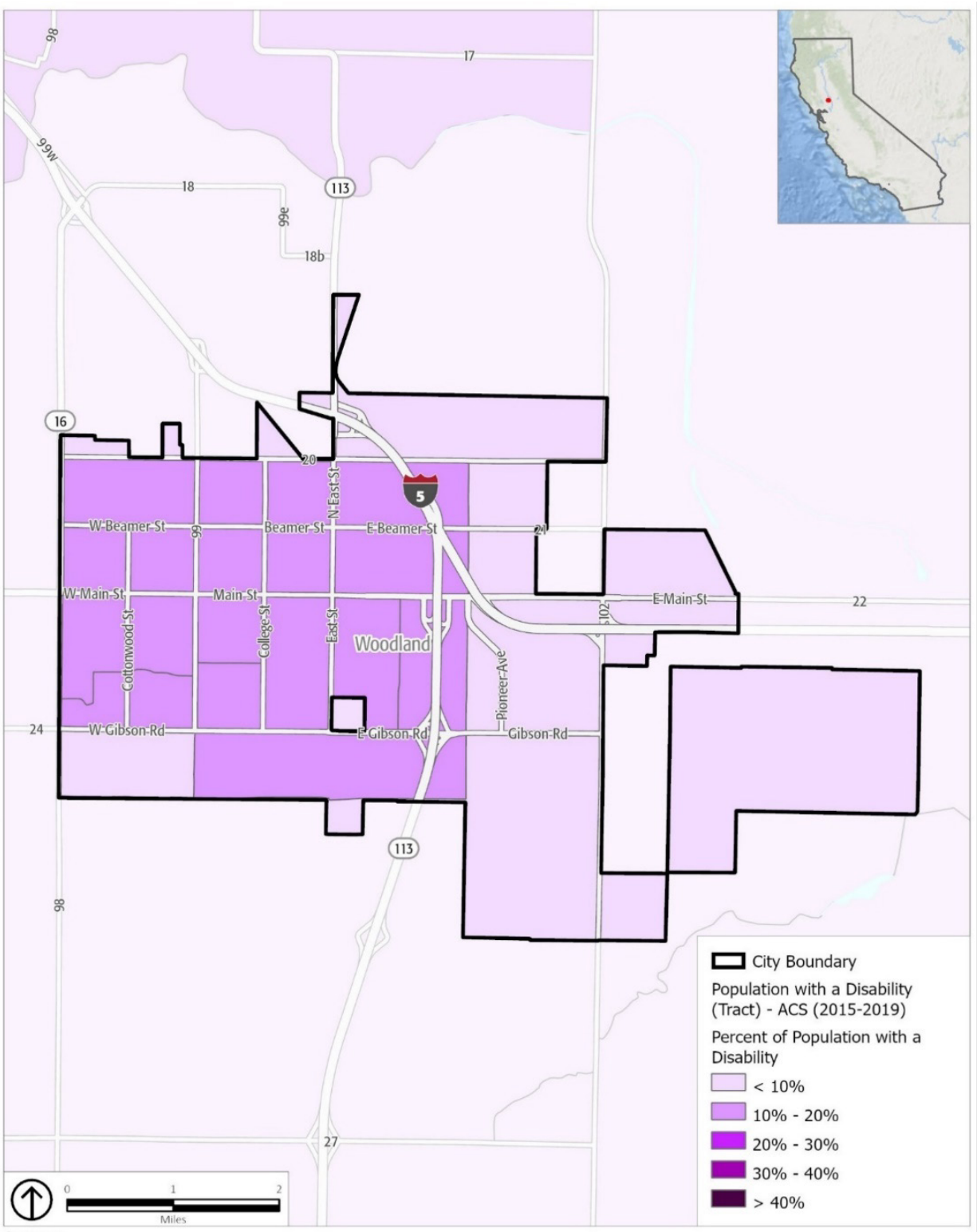
Disability

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 F-8 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 F-8: 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

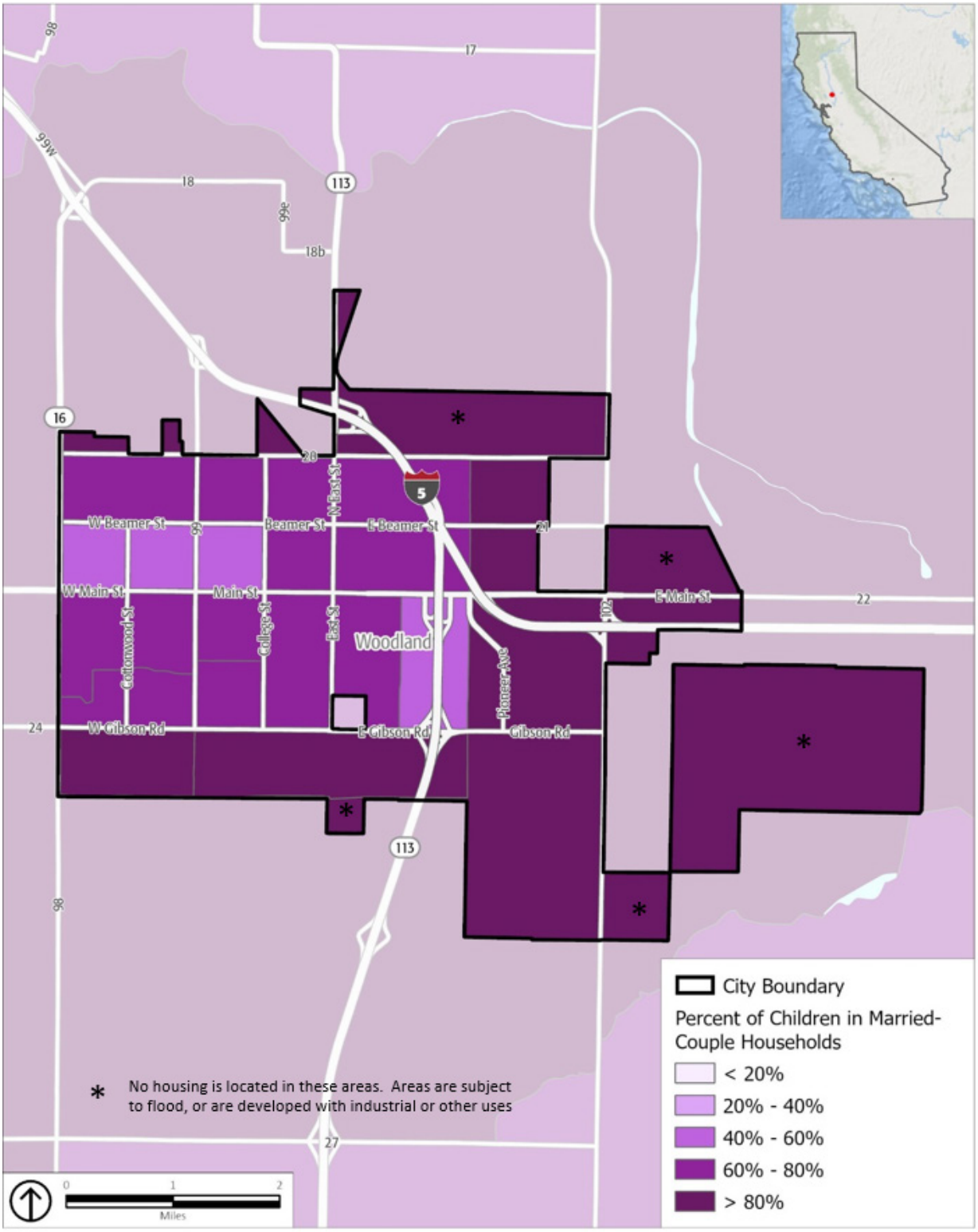
Compared to the broader region, Woodland is a family-oriented community. In 2019, about 55 percent of all households in Woodland were married-couple families, which is higher than the corresponding 48 percent of households in Yolo County. Of the approximately 20,500 households in the city, 25 percent 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 F-9 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 F-10 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.

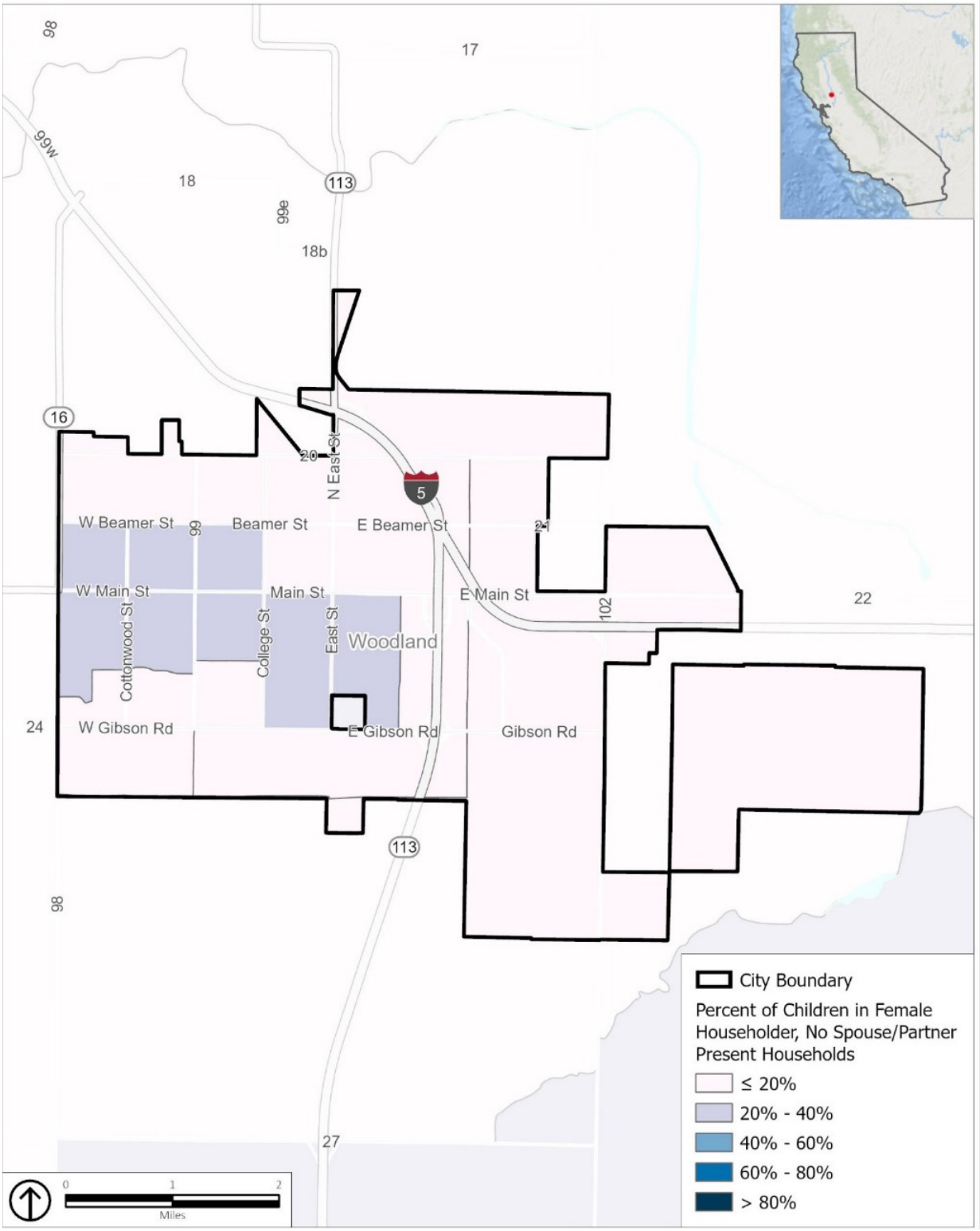
Figure F-9: Percent of Children in Married-Couple Households



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 F-10: 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 F-11 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 F-12 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 FigureF-13). 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.

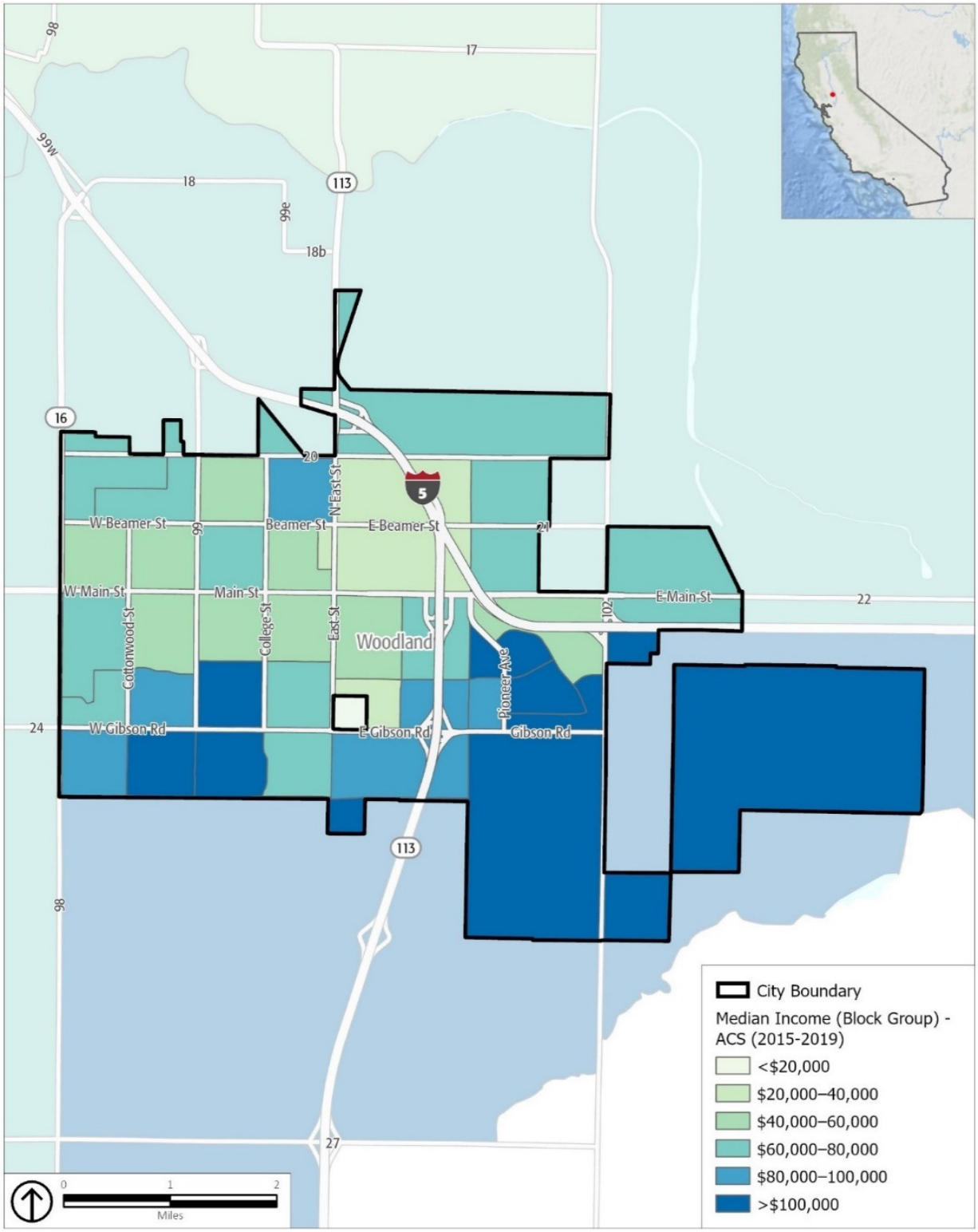
Staff at Legal Services of Northern California indicated that many lower-income households, particularly families with children, depend on Housing Choice Vouchers to secure affordable housing. They shared that many landlords in Woodland are not accepting vouchers, even though rejecting a voucher is considered income discrimination, which is a fair housing violation. Legal Services suggested creating incentives for landlords to accept vouchers and an informational campaign to encourage participation by landlords of single family homes, particularly in high and moderate resource neighborhoods. The City has included a program in the Housing Element to work with the Housing Authority to explore establishing such a program.

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 2above, 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.

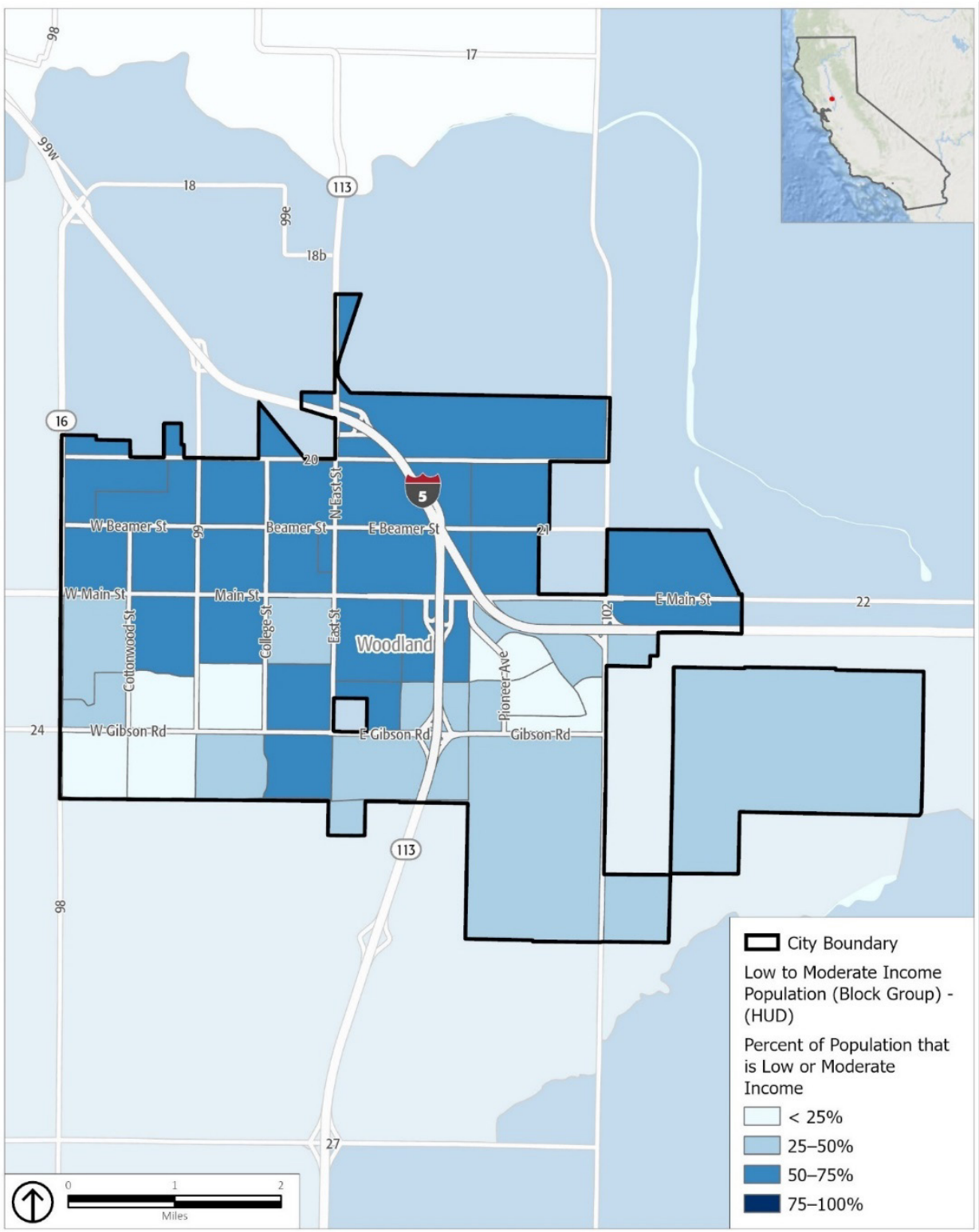
Figure F-11: Median Income, Woodland, 2015-2019



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.

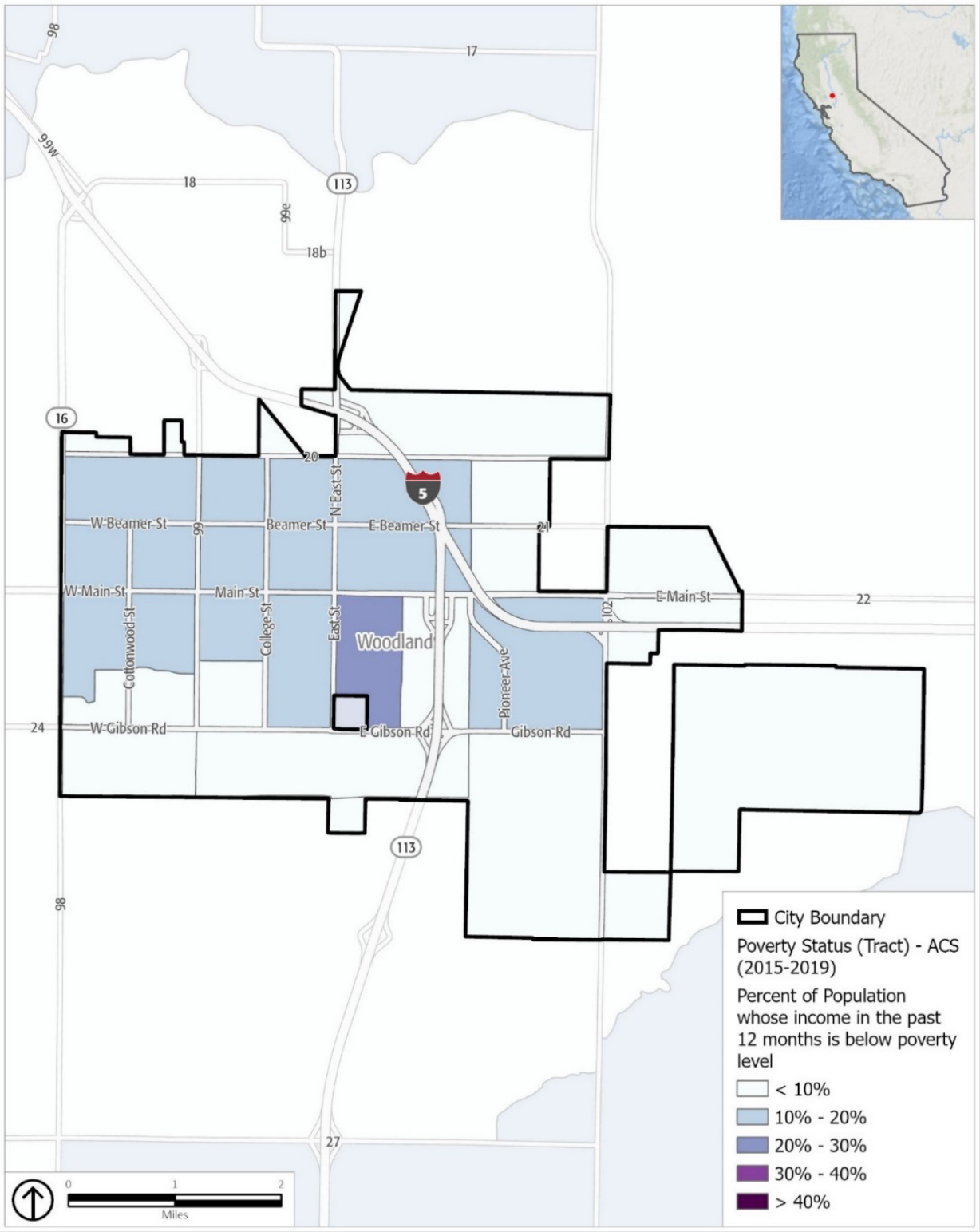
Figure F-12: Low to Moderate Income Populations, Woodland



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 F-13: 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.

F.2.3 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 F-14).

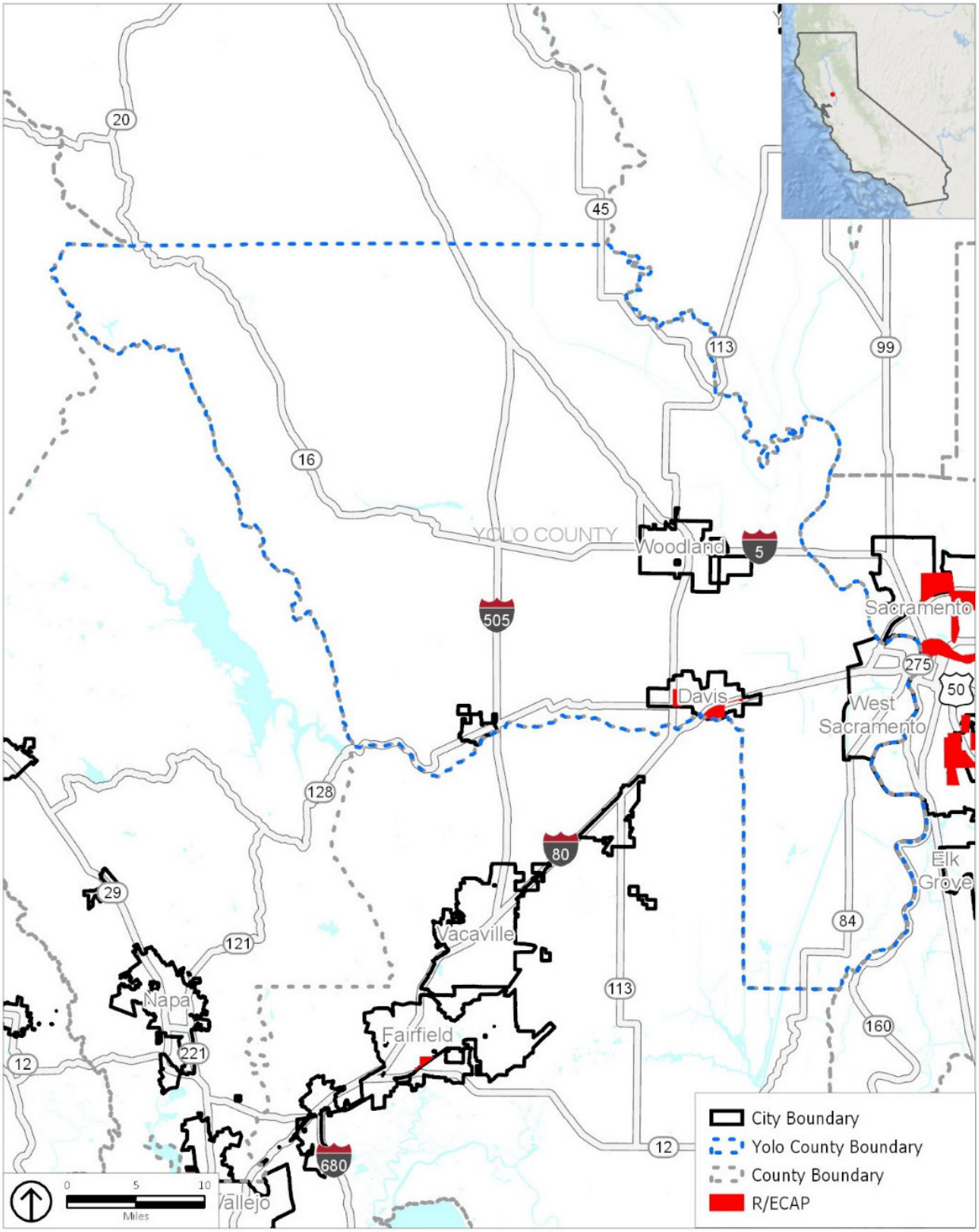
Race and ethnicity are critical factors in understanding patterns of segregation and integration by income. Although the citywide poverty rate was 11.2 percent in 2019, not all racial and ethnic groups in Woodland had the same likelihood of experiencing poverty. As shown in Table F 2, residents who identified 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 F-14: 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 F-6), and the median household income is between $80,000 and $115,000 (see Figure F-11).

F.2.4 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.

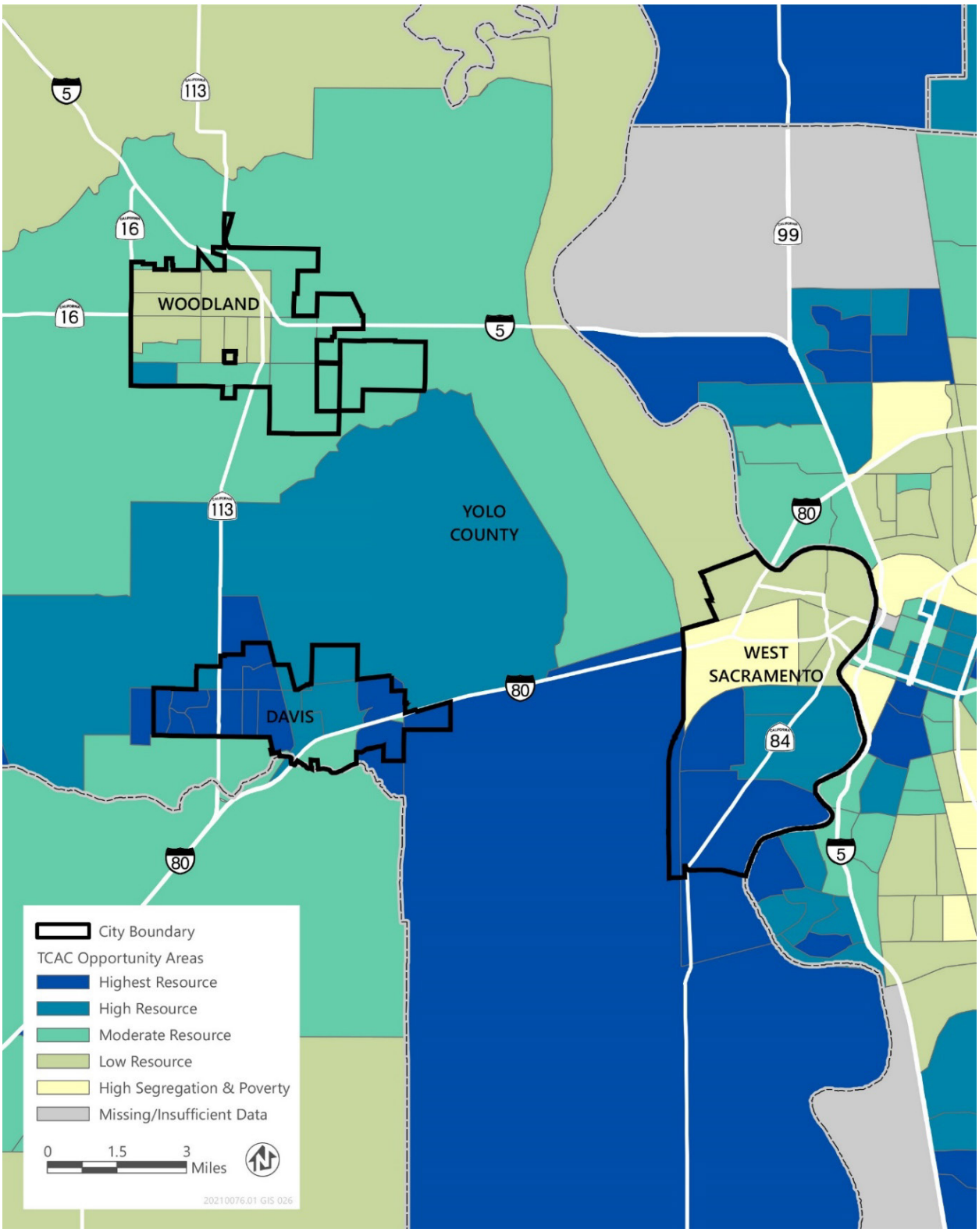
Additionally, residents of Woodland report higher than average healthy neighborhood indicators. Healthy neighborhood indicators comprise several factors, which include the relative quality of parks and recreation facilities among neighborhoods, convenient access to grocery stores and health care facilities, 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 F-15 and F-16, a small portion of Woodland is categorized as a high resource area in 2022, which includes one census tract in the southwest corner of the city, bounded by West Gibson Road to the north 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 F-15: TCAC Opportunity Map Resource Areas for Region
(Yolo County, Woodland, Davis, West Sacramento (portions)



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2022.

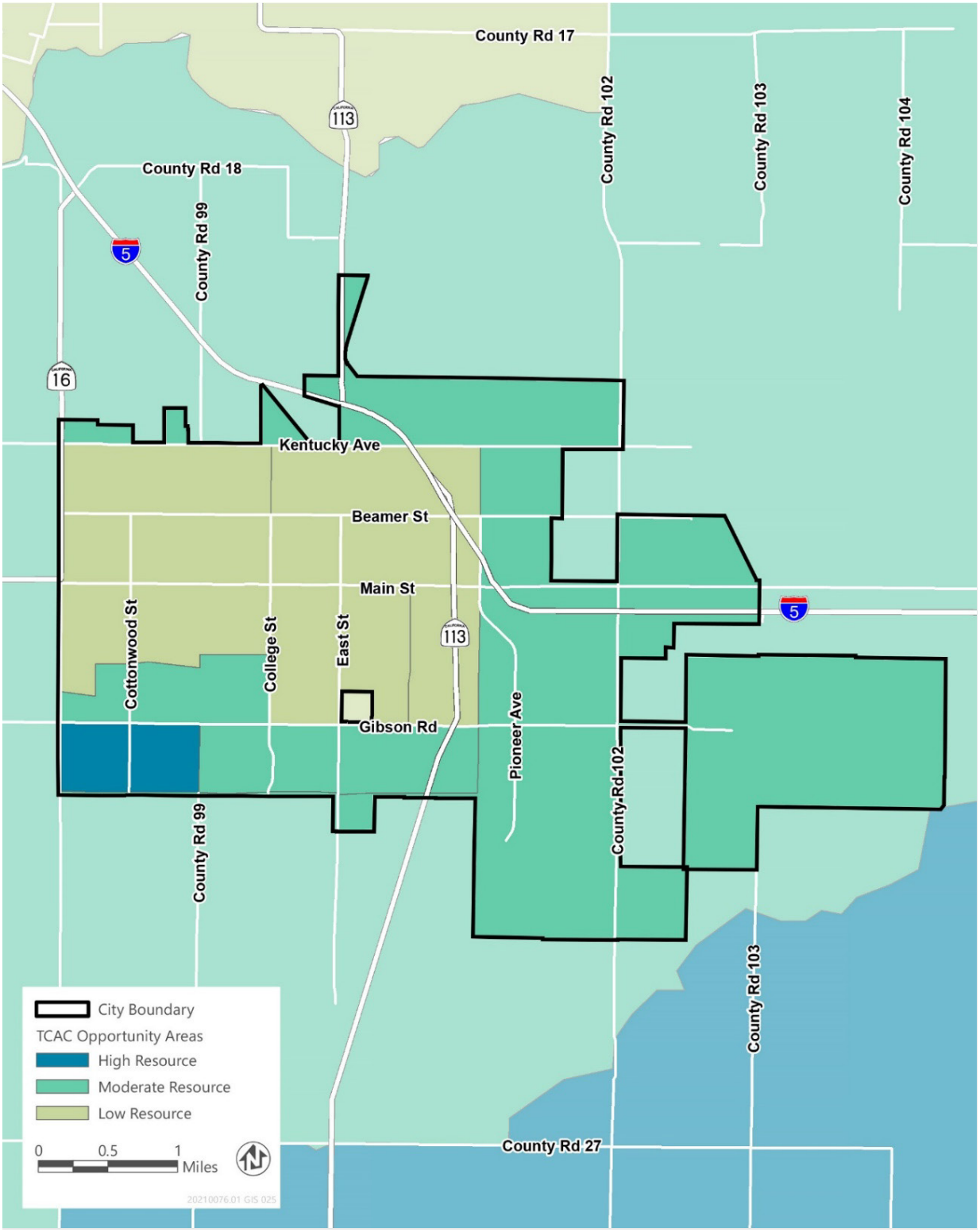
A portion of the southern half of the city is categorized as moderate resource, including areas south of Gibson Road and east of Bourn Drive. These areas have access to many of the same resources as the high resource areas but may have lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

A majority of the city is considered low resource, including areas south of Kentucky Avenue, north of Gibson Road, and west of Bourn Drive. 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).

The programs in the Housing Element to create opportunities for lower-income residents in higher resources areas and place-based strategies to encourage investment in lower-resource areas are aimed at helping to improve equality in access to opportunity in the city. Table F-8 at the end of the chapter summarizes these programs.

Figure F-16: TCAC Opportunity Areas - Composite



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2022.

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.

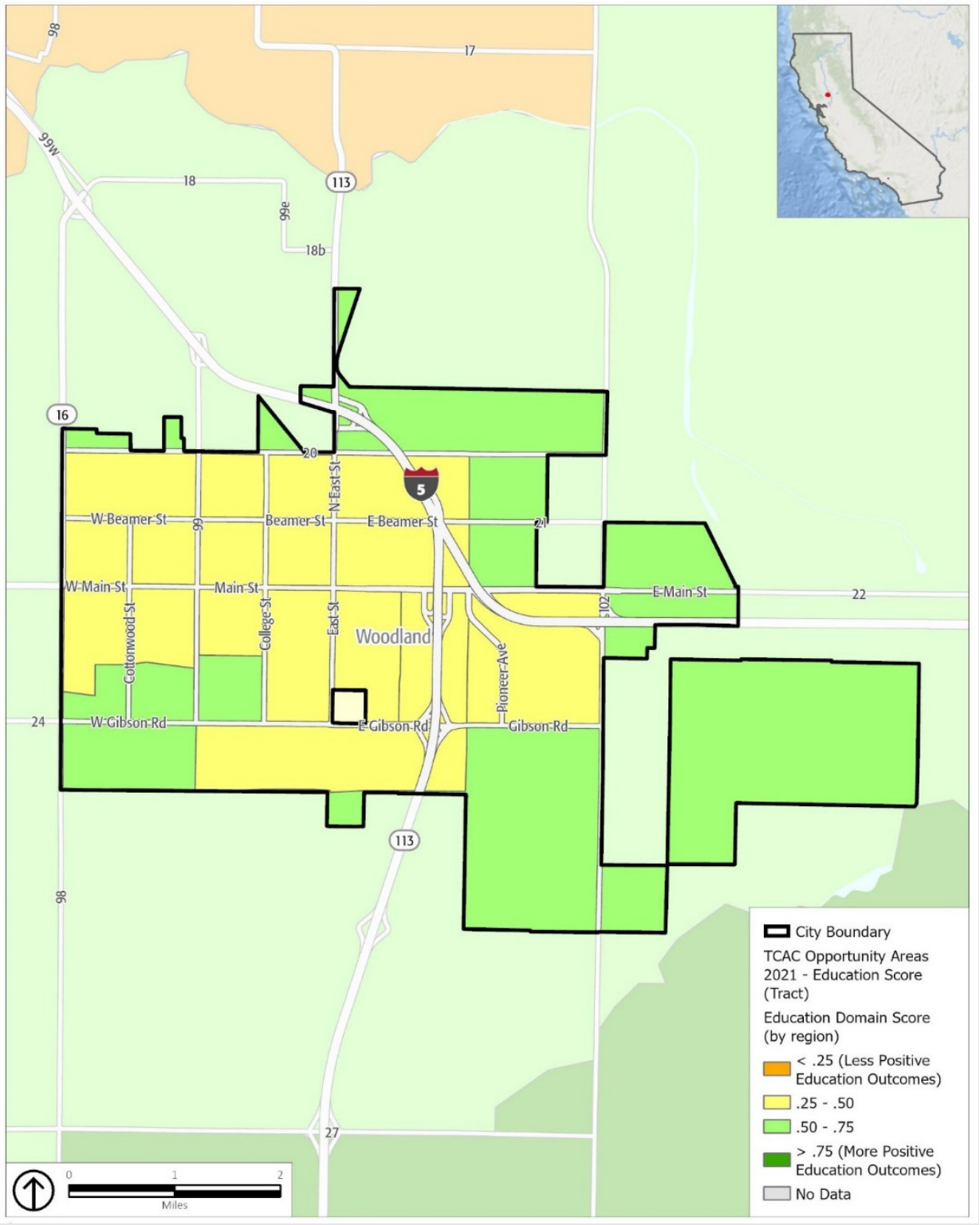
Educational Opportunity

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 F-17 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 F-13). 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.

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 F-18 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 F-13), and the highest percentage of the population below the poverty level in the city (see Figure F-14). 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.

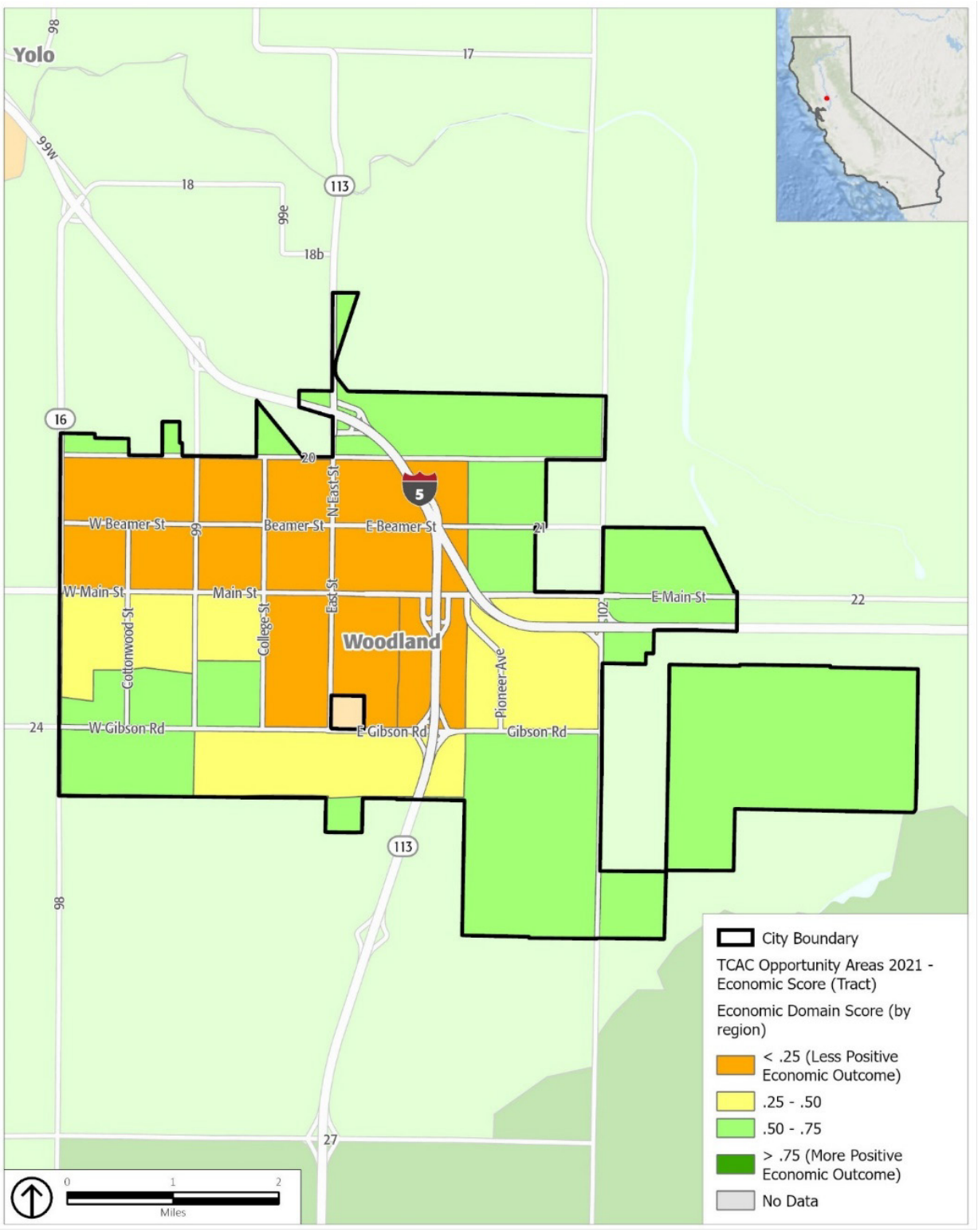
Figure F-17: TCAC Opportunity Areas - Education Score, Tract



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 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 F-18: 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

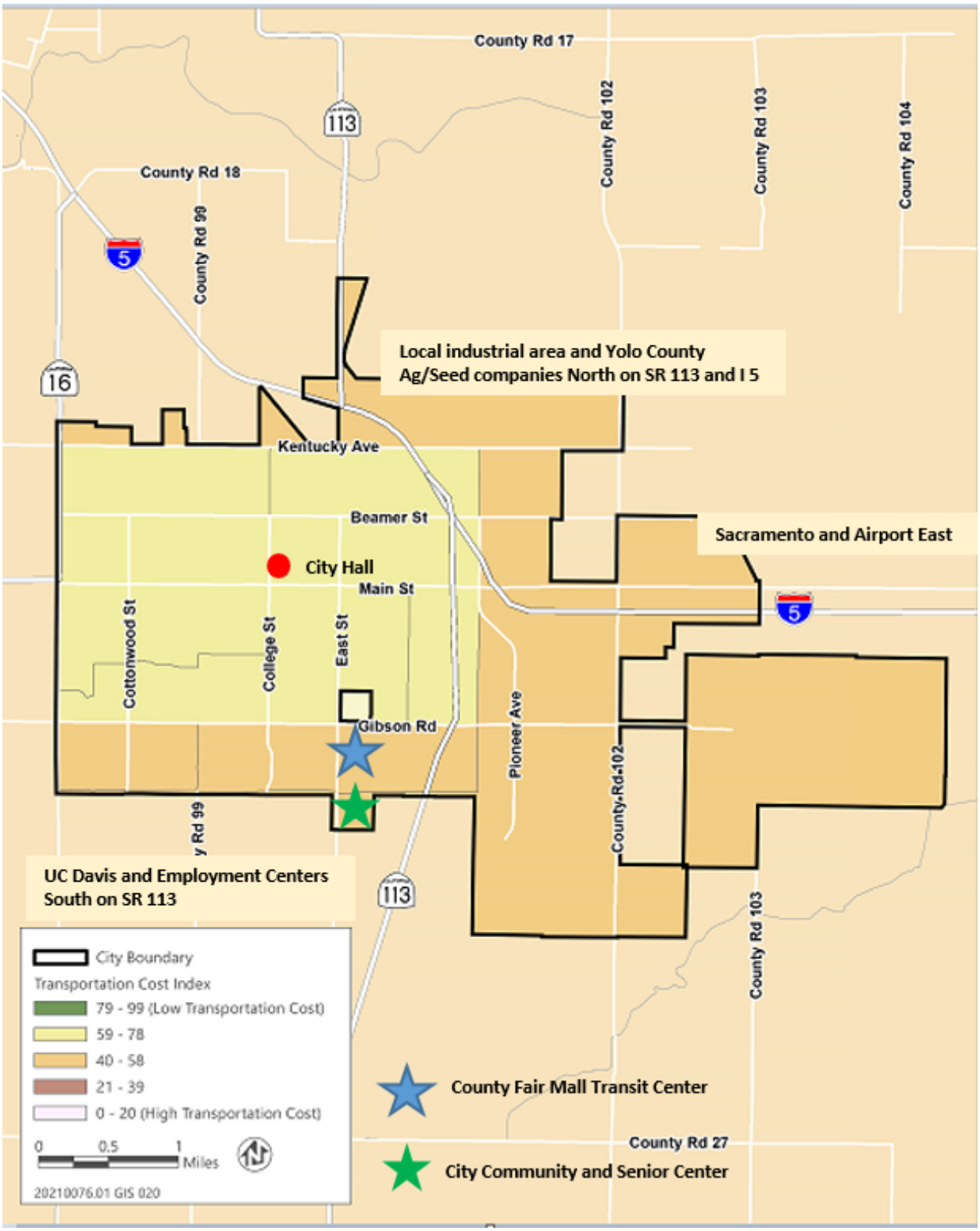
HUD has developed the Low Transportation Cost Index, which estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an area's index score, the lower the cost of transportation. Index scores can be influenced by factors such as access 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 F-19, 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 F-16), 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 F-19: 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. Figure F-20, which identifies the location of bus stops in Woodland in relation to TCAC opportunity areas, illustrates that the City's lower resource areas are well-served by bus stops. 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 counterclockwise 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 counterclockwise 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.

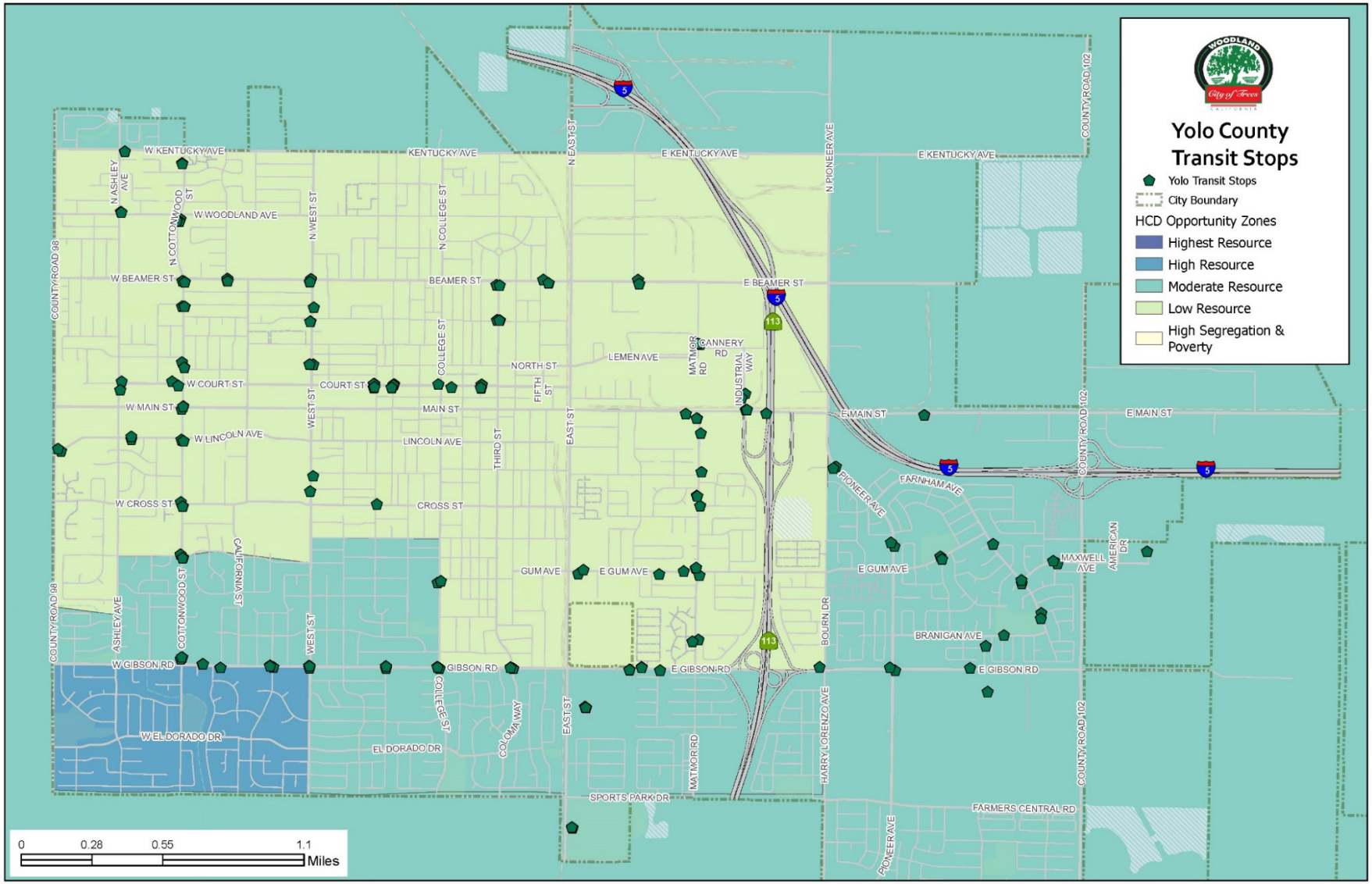
Ride Share - Yolo Commute:

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 F-16). 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.

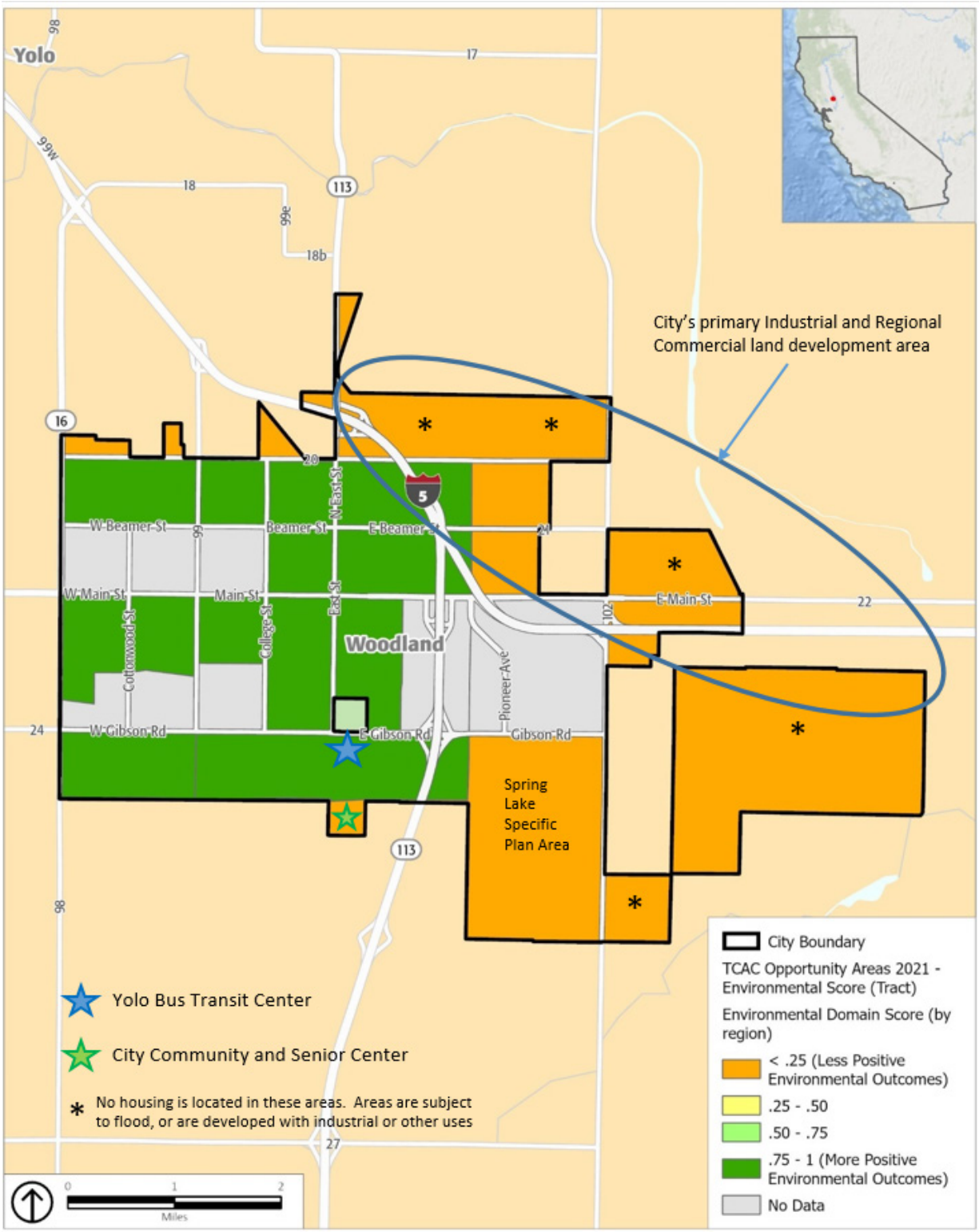
Figure F-20: Yolo County Transit Stops in Relation to TCAC Opportunity Areas, Woodland



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 F-21, 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 F-21: 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

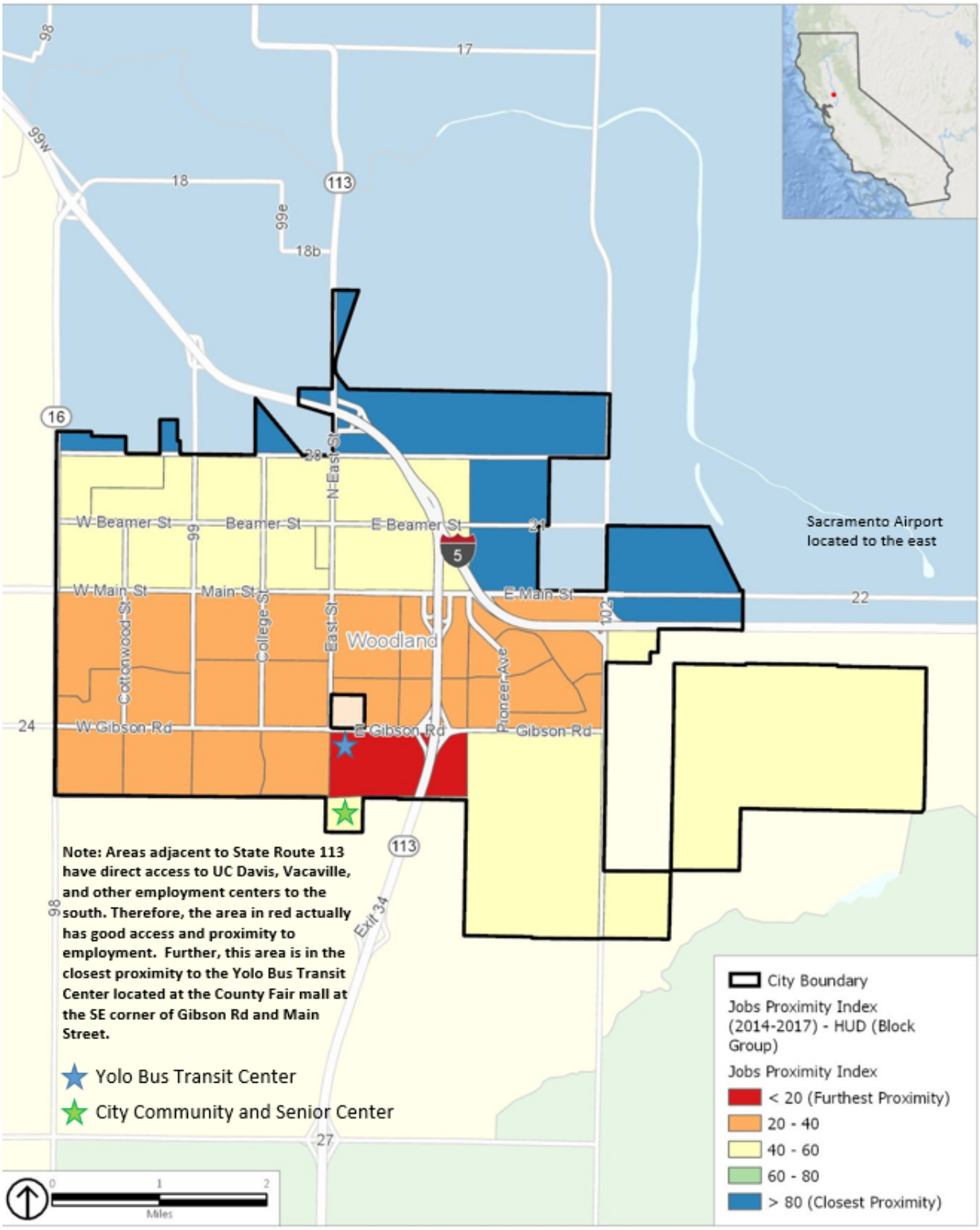
The 2014-2017 HUD job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along 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 commercials 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 F-22). 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 F-19) provides information regarding the extensive availability of transit opportunities available to all community members including those who are disabled. In addition, with in the City of Woodland, most areas a 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 F-22: 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.

Recent and Planned Investments

Water, Sanitary Sewer, and Flood Risk Reduction Efforts

The City of Woodland has a continuing on-going effort to ensure that all citizens and businesses have adequate potable water and sanitary sewer service. Figure F-23 shows investments in sewer, water, and flood protection systems in Woodland since 2013, as well as planned future investments. Most of the projects funded since 2013 have focused on existing older neighborhoods and facilities located in the central portions of the City, all of which are in Low Resource zones. Over time, since incorporation in 1871, the City of Woodland has expanded outward from the initial central core downtown along Main Street between East Street and Cottonwood. Many older neighborhoods are located both north and south of Main Street within this core area. Between 2013 and 2021, the City has expended $27.66 Million dollars to provide new potable water and/or rehabilitated sanitary sewer systems. The City's Capital Infrastructure program has projects programed out through 2029, in the amount of $387.5 Million dollars. A large share of that funding ($360 million) will be directed toward construction of a flood levee located north of the City that will provide significant flood protection to existing residential, commercial, and industrial areas within the city. In addition, the city assisted in infrastructure improvements to a nearby disadvantaged community located north of the City, identified as the Westucky Water Association.

Transportation Improvement Infrastructure Investment Efforts

Since 2007, the City of Woodland has resurfaced every existing local roadway and provided lighted crosswalks and speed feedback signs at all elementary schools in the City. ADA ramps have been improved throughout the City with each road project in addition to those specifically funded with CDBG. Work on the local streets, which includes ADA improvements, typically cost between $300,000 to $500,000 per project. Figure F-24 shows the more major roadway improvements that have occurred since 2007. Major projects completed between 2007 and 2018 total $40.5 Million and Planned/Funded/In progress projects between 2020 and 2023 total $15.2 Million in City investment. The majority of the projects completed and planned are within Low Resource zones. The map also illustrates major unfunded projects, including East Street, which is a significant north – south arterial on which several housing sites are located. Widening of this roadway is constrained due to a rail line located on the west side. However, future improvements on East Street will likely include separated sidewalk and bike lanes, which will provide a safer and more appealing environment for walking and biking and better access to transportation facilities. All major roadway improvements have improved sidewalks and added bike lanes. The City's overall goal is to provide a complete and safe bikeway network to allow comprehensive access throughout town.

Figure F-23: Infrastructure Opportunity

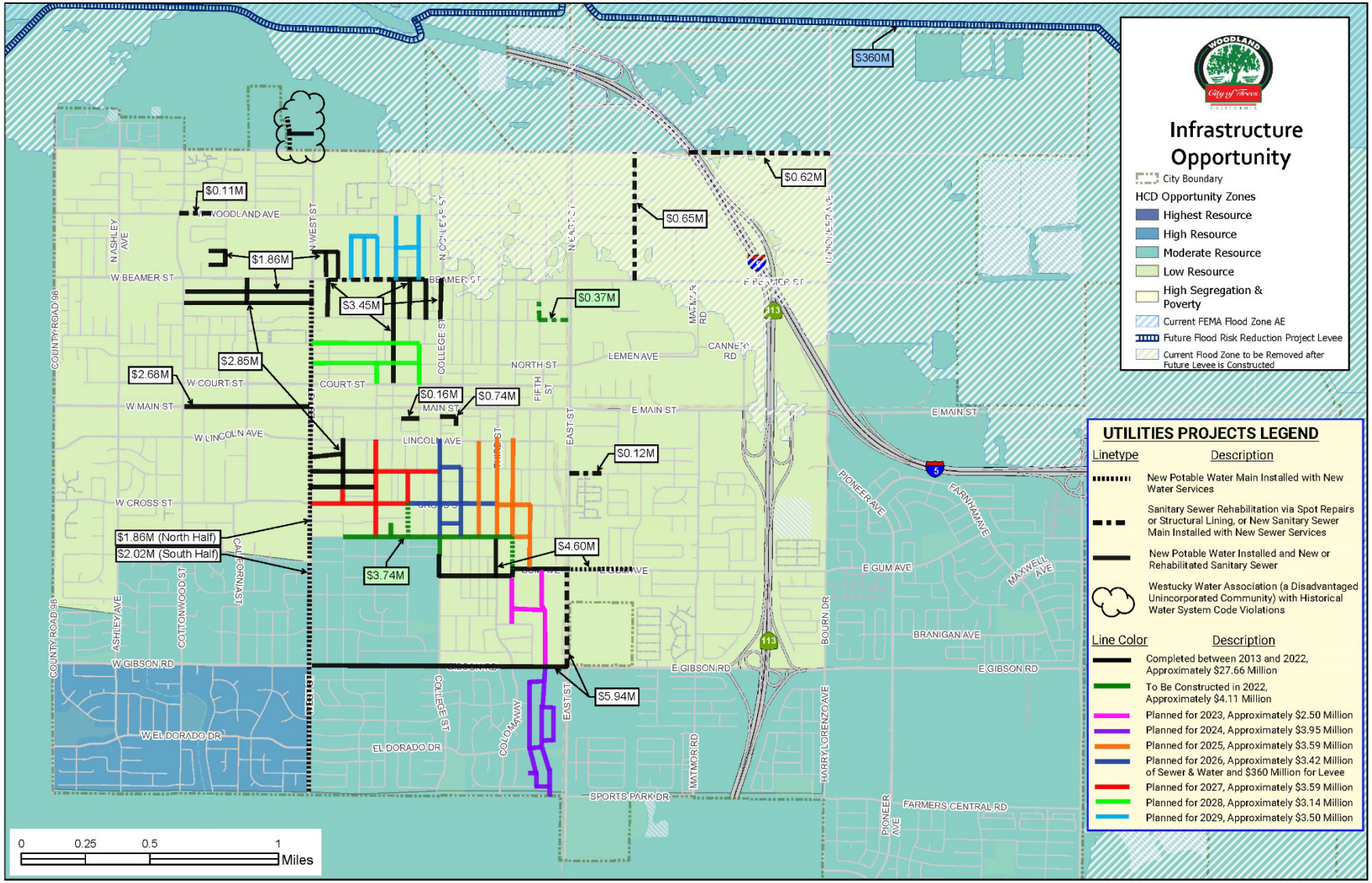
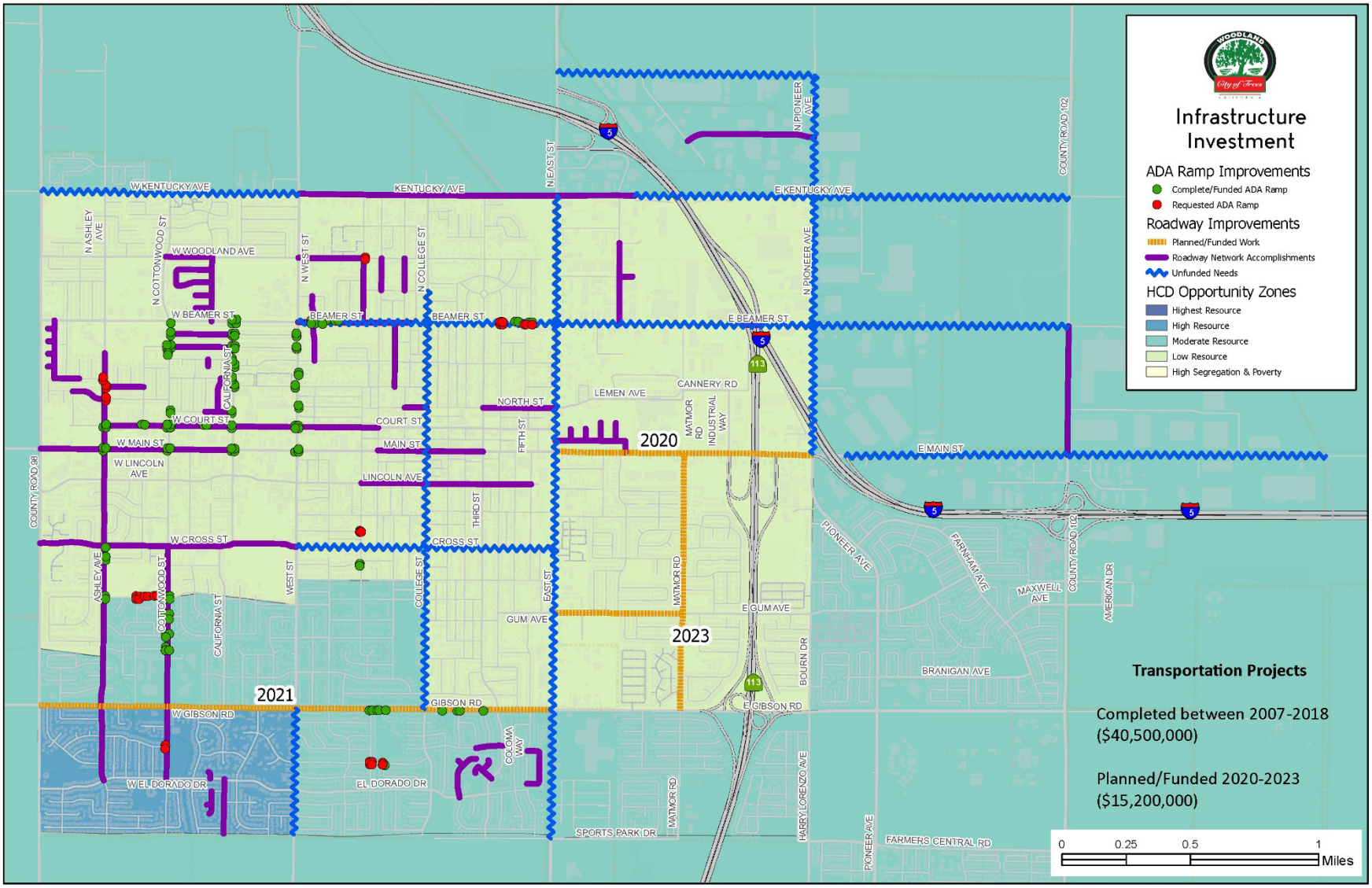


Figure F-24: Infrastructure Investment



F.2.5 Disproportionate Housing Needs

Cost Burden

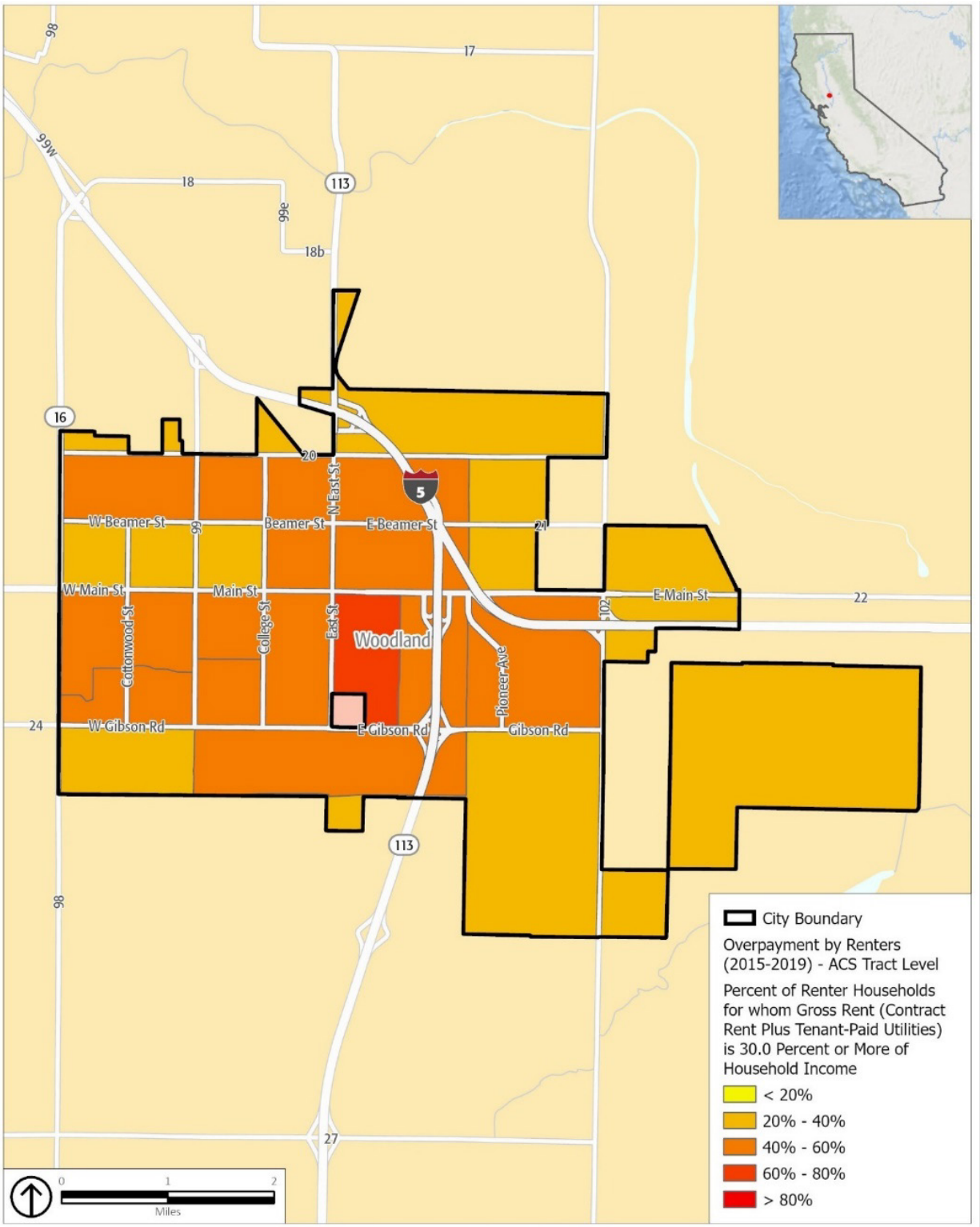
Overpayment or "housing cost burden" is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. Extreme cost burden is described as paying more than 50 percent of household income on housing costs. Section 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 southeast of Main Street and East Street having 61 percent of renters overpaying for housing (Figure F-25). This census tract contains a diverse mix of uses, including several mobile home parks, a large apartment complex, and generally an older housing stock north of Oak Street. About 50 percent of households are renters and 50 percent are owners, indicating that a large number of the single family homes are likely rented in this area. Households within this census tract also have much lower incomes and a higher population of Hispanic/Latino residents compared to the citywide average. Although overpayment among homeowners is less prominent, there are still about 27 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 F-26).

The pattern of overpayment is reflective of the Capital region as there is a disproportionate number of renters overpaying compared to homeowners. According to the 2006-2016 CHAS data, the percentage of owner households in Woodland overpaying for housing (27 percent) is very similar to the percentage overpaying in West Sacramento (28 percent) and the unincorporated County (25 percent), and higher than the percentage of owners in Davis overpaying (18 percent). The percentage of renter households in Woodland overpaying (49 percent) is similar to West Sacramento (51 percent), but less than Davis (56 percent) and higher than the unincorporated County (38 percent).

Location Affordability Matrix

Figure F-27 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.

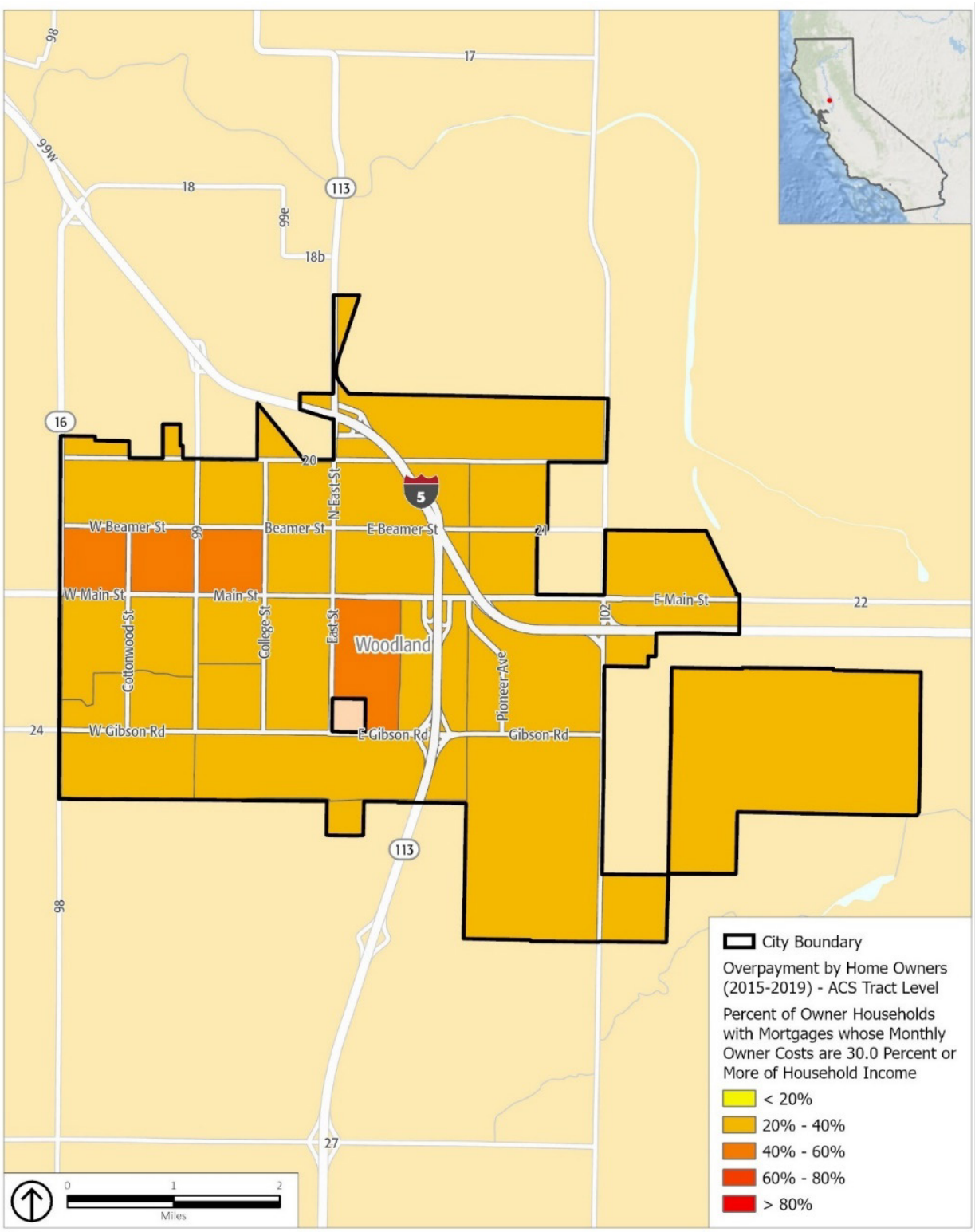
Figure F-25: Overpayment by Renters 2015-2019, City of Woodland



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.

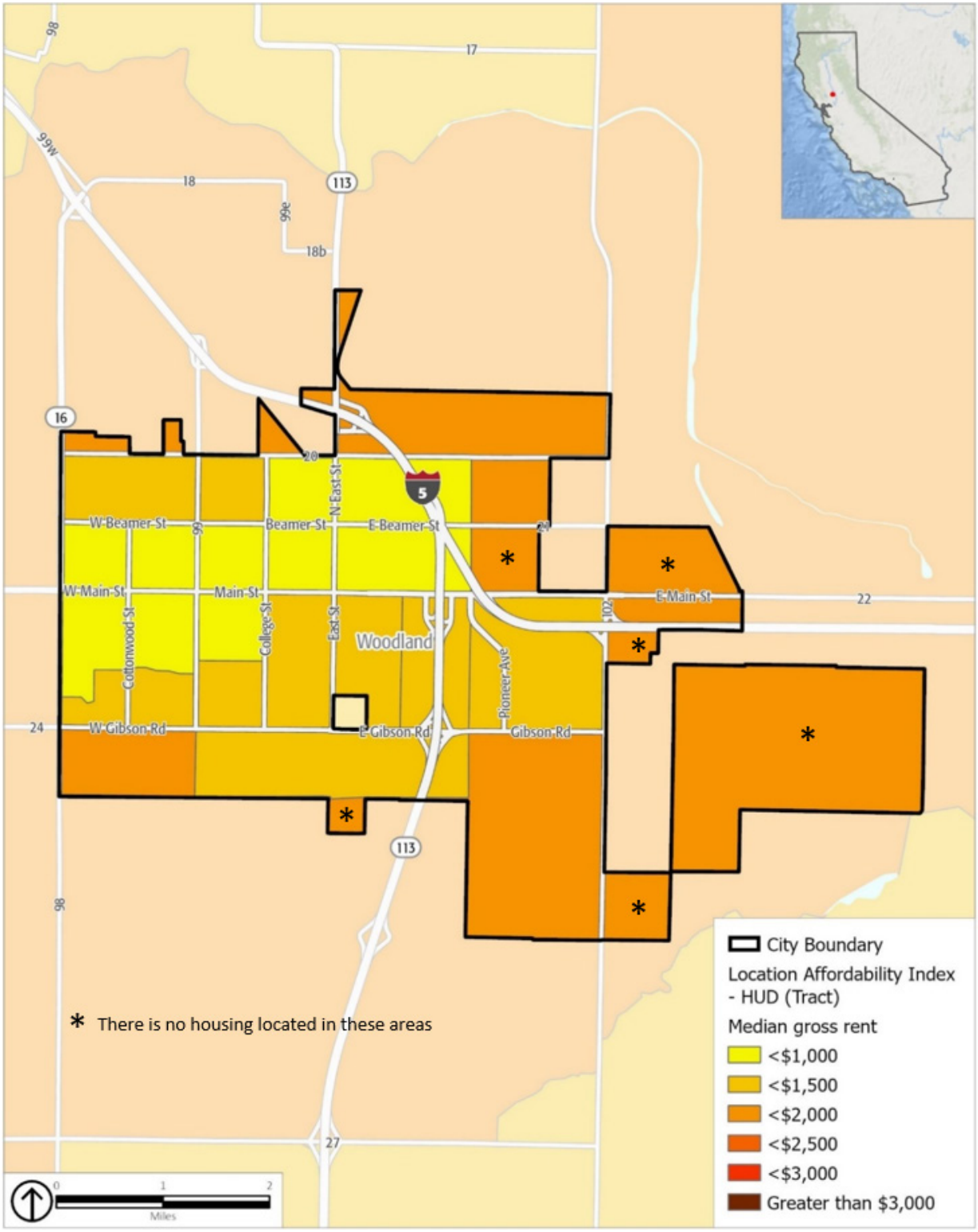
Figure F-26: Overpayment by Homeowners 2015-2019, City of Woodland



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.

Figure F-27: 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 7.2 percent of households were overcrowded in Woodland. Overcrowding in Woodland is higher than overcrowding rates countywide (5.3 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 F-28) where there is a larger concentration of lower income residents and overpayment is also more prevalent. 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 (7.2 percent), especially compared to the nearby cities of Davis (3.4 percent) and West Sacramento (5.4 percent); however, rates of overcrowding in Woodland are similar to the unincorporated areas of the County (6.5 percent). Additional information on overcrowding is provided in Appendix B: Housing Needs, Section B.2.3 and Table B-6.

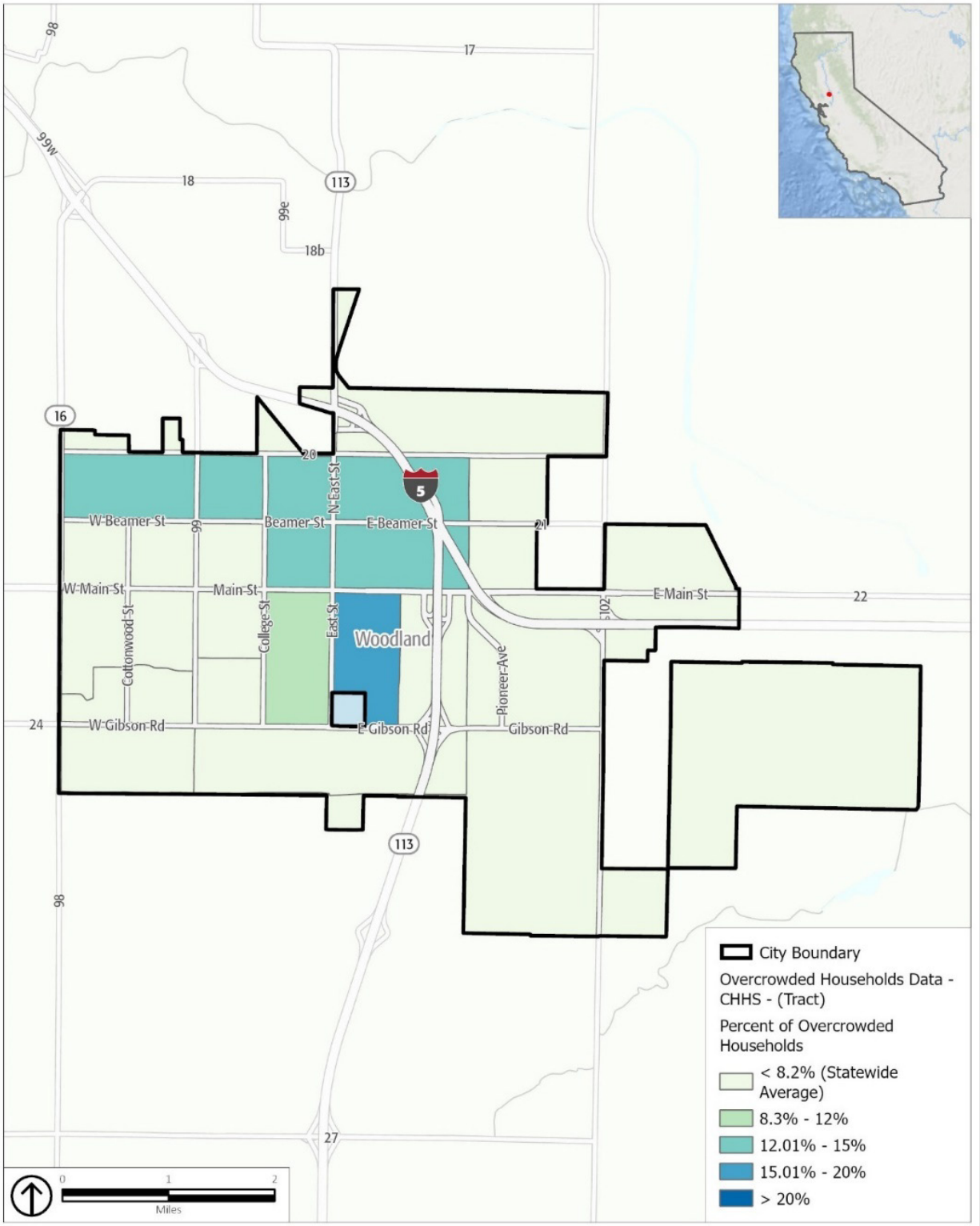
Substandard Housing

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 non of the other housing problems	70	0	0	0	**70**	15	0	0	0	**15**
Source 2013-2017 CHAS, City of Woodland.										

Figure F-28: 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.

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.

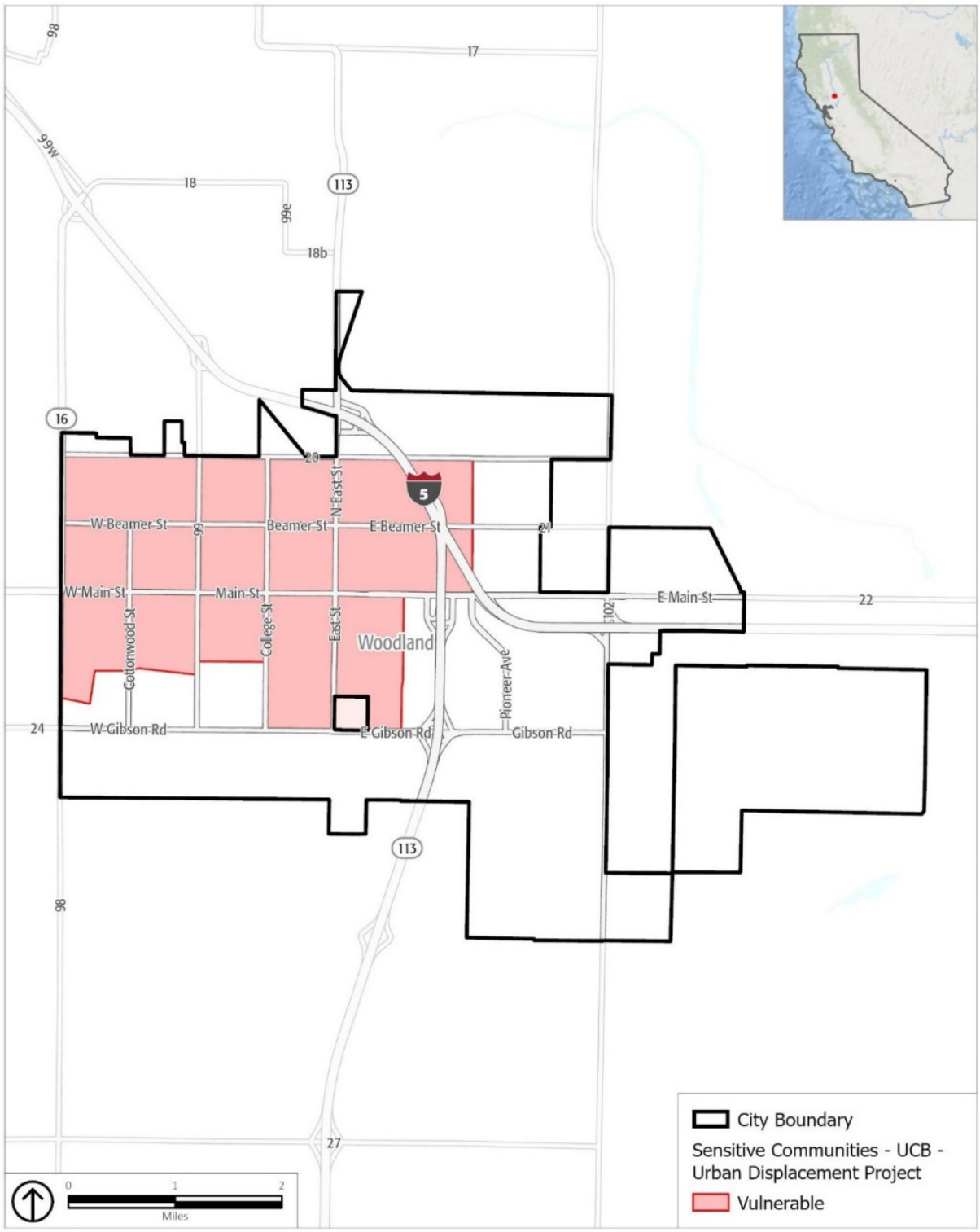
Displacement Risk

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 F-29). 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 F-29: 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 nor49-50th 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-mod 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 Comments: the race of 35 homeless individuals (8 sheltered and 27 unsheltered) and the ethnicity of 58 homeless individuals (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,
- Cold Weather Shelter services (217-2020) and Project Roomkey (2021)
- 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 closest that also provides hygiene products),
- Hansen Family Health Center (medical, dental, and behavioral services for lower include 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.

F.2.6 Other Relevant Factors

Regional Loan Denial Rates

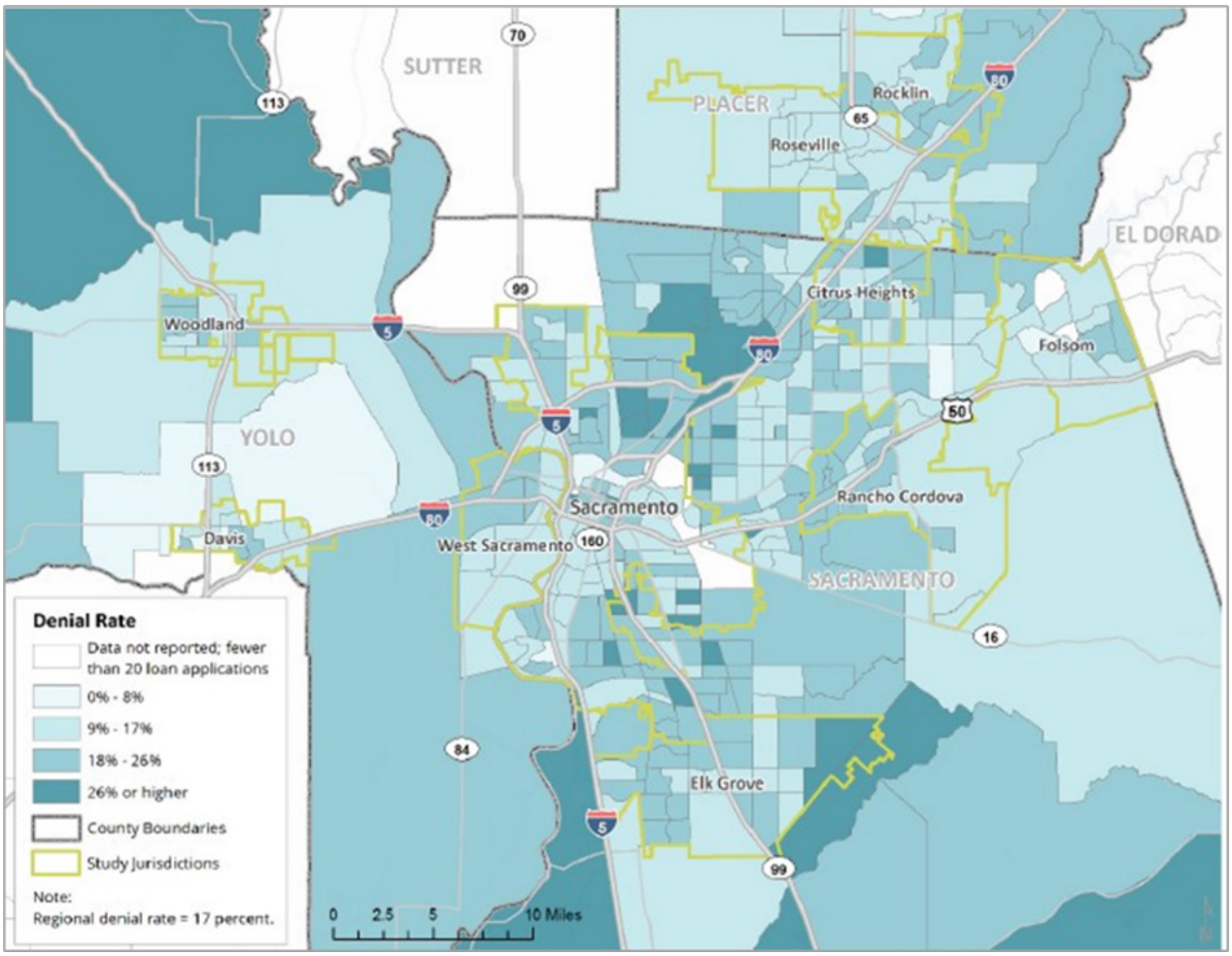
Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all communities of color experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic households are more likely than any other group to receive a subprime loan. 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 F-30, 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 F-6), 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 respondents included income (including type of income), credit, and eviction history.

Figure F-30: 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.

F.2.7 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 F-28 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 F-29 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 F-31 and F-32 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 F-31 and F-32, 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 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 F-2831 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	660	578	0
Moderate Income Sites	0	642	386	0
Above moderate income sites	1	1,289	208	0
Total	**1**	**2,591**	**1,172**	**0**

Note: Unit totals include pipeline projects, realistic unit capacity, and research and technology park specific plan.
Source: Ascent 2022.

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 F-31). As shown in Table F-7, of the lower-income sites identified in the Housing Element's sites inventory, 69 percent are located in low resource areas of the city, 31 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 F-31 and F-32 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 citywide.

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. YCHA is seeking funds to create a master plan to more efficiently utilize existing land resources to increase the number of housing units that will be housing choice voucher based for lower and moderate income households.

Table F-7: Sites Inventory Capacity (Units) in Relation to TCAC/HCD Opportunity Areas

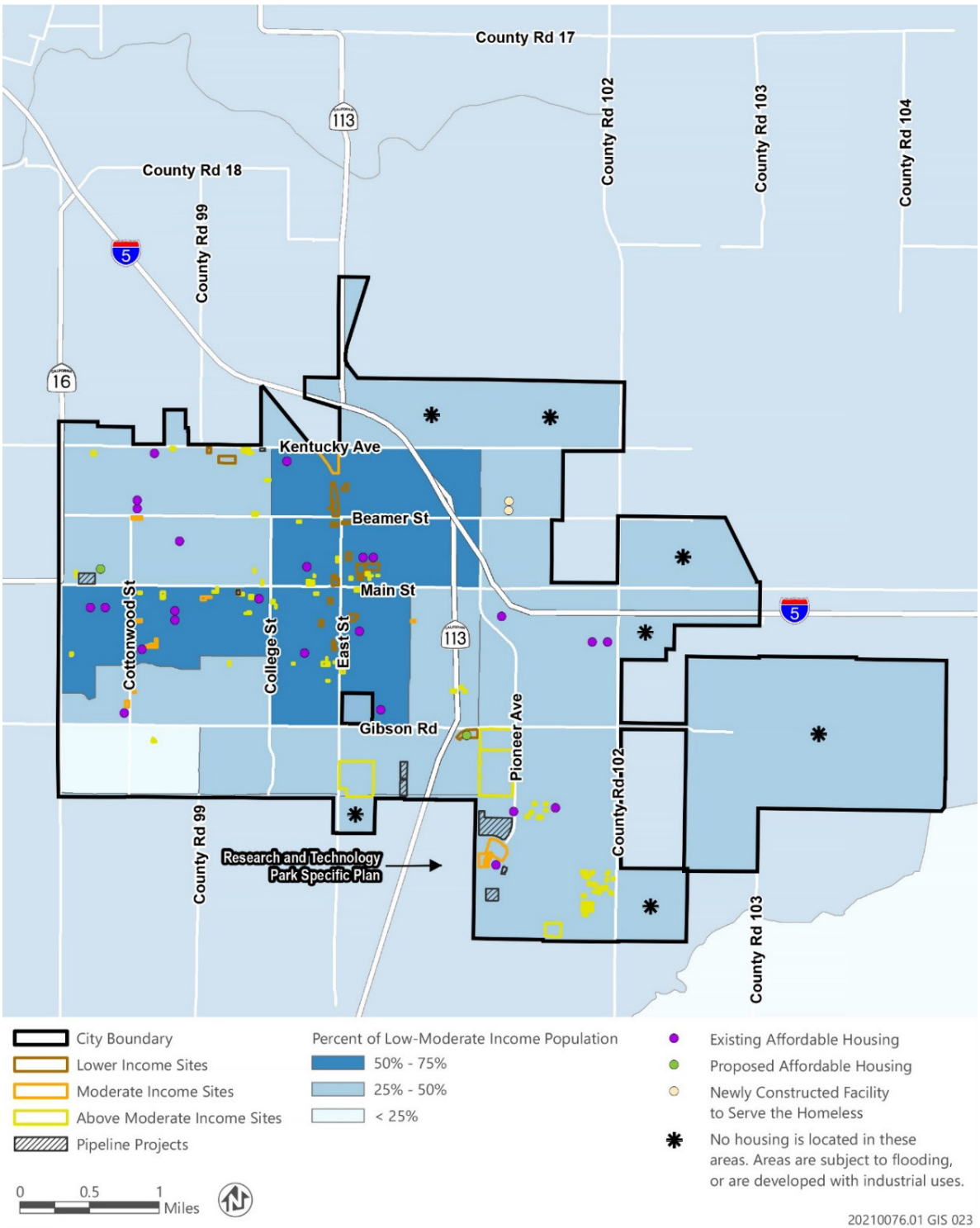
Capacity by Income Level (Units)	Low resource		Moderate		High	
	Units	Percent	Units	Percent	Units	Percent
Lower income sites	849	69%	390	31%	0	0%
Moderate Income Sites	413	40%	615	60%	0	0%
Above moderate income sites	264	18%	1,233	82%	1	<1%
Total	**1,526**	**41%**	**2,238**	**59%**	**1**	**<1%**

Note: Unit totals include pipeline projects, realistic unit capacity, and research and technology park specific plan.
Source: Ascent 2022.

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 F-29), 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.

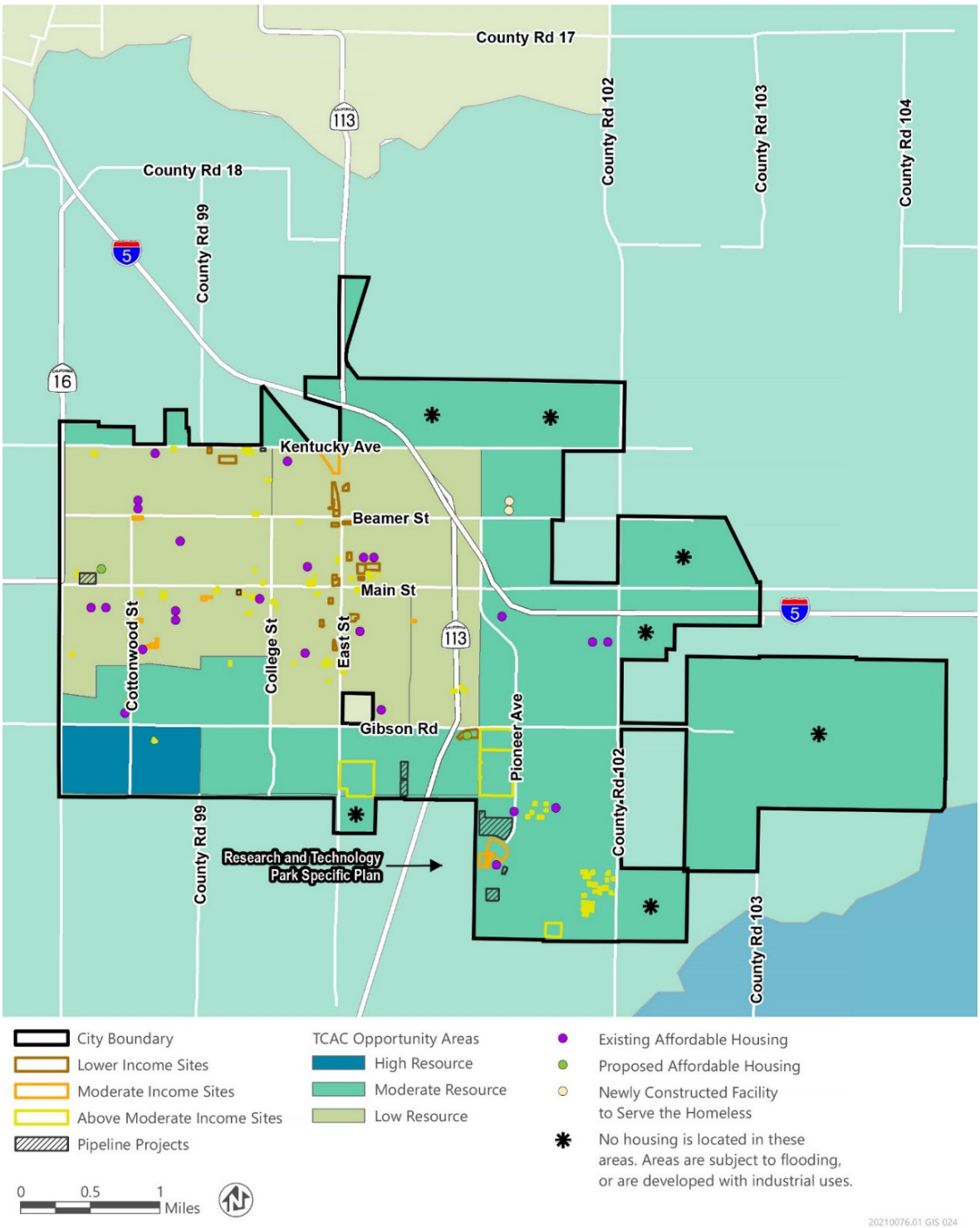
Figure F-31: Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts, Woodland



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 F-32: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland



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.

Section F.3 Fair Housing Issues, Contributing Factors, and 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

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
Predominance of Low Resource Areas Throughout the City	A majority of Woodland is classified as "low resource areas" that lack the access to opportunities present in higher resource areas. This is largely due to a historical lack of private investment in these areas of the city. Low resource areas of the city are also predominately made up of lower-income households and Latino/Hispanic households.	*The following place-based strategies focus on directing investments to low resource areas of the city in an effort to improve living conditions and access to amenities and resources in these areas:* **C.11. CDBG Funding Allocation.** Continue to evaluate program needs and services when allocating CDBG funding with an emphasis on funding investments in low and moderate resource areas to increase access to opportunities in these areas. **C.9. Invest in Low Resource Areas** Prioritize and direct public investment and improvements to facilitate place-based revitalization of lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk. Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the neighborhood located northeast of East and Main Streets, to promote housing opportunities and improve conditions. Additionally, seek subsequent grant funding opportunities. **B.4. Downtown Infill and Housing Preservation.** 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 use…	- 80% of CDBG funds to assist low- and moderate-income households with emphasis on Low resource areas - Apply for $300,000 in grant funding to invest in low resource areas - 183 infill housing units Downtown, including 112 lower-income and 71 above moderate-income units
Disparities in Access to Opportunity	Woodland has one high resource neighborhood in the southwest corner of the city. Other neighborhoods in the southern part of the city are classified as moderate resource, whereas the central and northern part of the city is classified as low resource. Building affordable rental housing in the high and moderate resource areas of	*The following strategies focus on expanding affordable housing opportunities in high and moderate resource areas and increasing housing mobility for housing choice voucher participants:* **A2. Comprehensive Zoning Code Update.** Utilize SB2, LEAP, and REAP funding to ensure a complete update to the City's Zoning Code to streamline and facilitate housing production and variety. • …Provide expanded residential development opportunities, including allowing residential uses in the Community Commercial Zone and increasing	- 30 units in duplex/triplex/ other "affordable by design" housing types in high and moderate resource areas - 303 units created through the Affordable Housing Ordinance

Table F-8: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
	the city is a challenge due to the lack of vacant land in these areas.	the allowed density in some low-density areas to medium density, (as originally allowed in the prior zoning code and 2035 General Plan). • Consider amendments to allow duplex/triplex/and other unit types in higher resource areas to affirmatively further fair housing. (If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.) **A.5. Maintain and Strengthen the Affordable Housing Ordinance.** Regularly review the Affordable Housing Ordinance to identify opportunities to better support affordable housing production goals and affirmatively further fair housing while ensuring any changes do not pose constraints to housing production. **A.13. Accessory Dwelling Units.** Continue to encourage new residential development projects to incorporate accessory dwelling units (ADUs) or multi-gen units that can be utilized as ADUs in the future adn are not subject to impact fees. **C.3. Encourage Landlord Participation in Housing Choice Voucher Program.** Coordinate with the Housing Authority to explore creation of an incentive-based program to encourage landlords to accept housing choice vouchers. If an incentive-based program is determined to not be feasible due to lack of funding or other constraints, the City shall conduct an informational campaign to educate landlords about their obligation to accept vouchers under fair housing laws.	(143 in Spring Lake and 160 in the Research and Tech Park) - 60 ADUs and 67 multi-generational units in high and moderate resource neighborhoods - 10 new housing choice vouchers used in high and moderate resource neighborhoods
Displacement Risk	Lower-income renters experience high rates of housing cost burden and are at greater risk of displacement. Hispanic/Latino residents are at even greater risk of displacement due to low rates of homeownership.	*The following strategies address displacement risk by preserving at-risk affordable housing units, focusing on ensuring tenants understand their rights, mediating conflict between tenants and landlords, and expanding homeownership for Hispanic/Latino residents:* **B.4. At-risk Affordable Housing.** Preservation of at-risk affordable housing through the participation from agencies or funding assistance… The City will seek participation from	- Preserve 150 at-risk affordable housing units

Table F-8: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factors	Implementation Programs	Metrics
		agencies interested in purchasing and/or managing units at-risk... the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. **C.1. Fair Housing Information.** 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… These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. **C.2. Fair Housing Open House.** Support Legal Services of Northern California's 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. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. **C.6. Fair Housing Hotline Project.** Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California… **C.7. First Time Homebuyer Program.** Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers…Provide program information in Spanish as an effort to increase homeownership among Hispanic/Latino residents. **C.8. Homebuyer Education and Financial Literacy.** Partner with the Housing Authority and non-profit organizations to conduct homebuyer education and financial literacy workshops in an effort to expand access to homeownership, with an emphasis on homeownership among Hispanic/Latinx residents.	- 20 percent reduction in cases of housing discrimination - 10 percent increase in homeownership among Hispanic/Latino residents

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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December 8, 2021

Ken Hiatt, City Manager
City of Woodland
300 First Street, 2nd Floor
Woodland, CA, 95695

Dear Ken Hiatt:

RE: Woodland's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Woodland's (City) housing element adopted September 7, 2021 and received for review on September 13, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element addresses many statutory requirements described in HCD's July 13, 2021 letter; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), see enclosed Appendix. The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted pursuant to Government Code section 65585.

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.

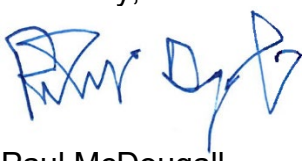
Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; 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.

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.

HCD appreciates the dedication that Cindy Norris, Principal Planner, provided throughout the housing element review. We are committed to assist 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,



Paul McDougall

Senior Program Manager

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. 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).)*

   Disproportionate Housing Needs, including Displacement Risk: While the element refers to Appendix B for data on cost burden and overcrowding, it should address patterns and trends at a local and regional level for cost burden and overcrowding in relation to affirmatively furthering fair housing.

   Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies program(s) to encourage and promote affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address affirmatively furthering fair housing requirements. Programs should 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. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

2. *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).)*

   Realistic Capacity: As noted in the prior review, calculations of capacity must account for the likelihood of 100 percent non-residential uses. While the element states that commercial uses are not required in mixed-use zones and some examples of residential

projects are provided, the analysis should also address the likelihood for 100 percent non-residential uses and account for that likelihood in the calculations of residential capacity.

Availability of Infrastructure: While the element states there is sufficient utility capacity for customers, as noted in the prior review, it must still clarify whether there is sufficient total capacity to accommodate the City's RHNA, especially sewer capacity and add or modify program, if necessary.

Water/Sewer Priority: The element was not revised to address HCD's prior finding. Please see the July 13, 2021 review.

Zoning for a Variety of Housing Types:

- *Emergency Shelters*: As noted in the prior review, the element must demonstrate capacity and proximity to services in Zones C and E of the East Street Corridor Plan. In response, the element now discusses capacity and proximity in areas outside of the East Street Corridor where shelters are not permitted without discretionary action as required by state law. Please see HCD's prior review.
- *Transitional and Supportive Housing:* While the element now addresses requirements for Permanent Supportive Housing By-Right, as noted in the prior review, it must also still comply with AB 101, Low Barrier Navigation Centers. For example, Program A25 could include clear and specific commitment to amend zoning to permit Low Barrier Navigation Centers pursuant to Government Code section 65660.

3. *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 now includes information on persons with disabilities by type (e.g., ambulatory, vision and hearing difficulty), it must still identify and analyze the needs of persons with developmental disabilities as noted in the prior review.

B. 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... (Gov. Code, § 65583, subd. (c).)*

   As noted in the prior review, programs must include discrete timing. Programs that still need to be revised include Programs A10 (Promote the Density Bonus Incentive Program), Program C9 (Support First Time Homebuyer), and Program C10 (Utilize REAP

Grant Funds). This may include how often outreach or technical assistance will occur or how often the City will apply for funding.

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.. …without rezoning... (Gov. Code, § 65583, subd. (c)(1).)*

   As noted in Finding A2, 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.

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 (ELI) Households: While the element includes construction and preservation of extremely low-income units which may include City funding, program(s) must consider additional actions. 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.

   Density Bonus: While the element includes Program A10 to amend the density bonus to comply with state law (Gov. Code, § 65915), the Program should commit to adopt an ordinance earlier in the planning period (e.g., 1 year) and could consider frequent review of state law (e.g., annual) and appropriate updates if necessary.

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 A3, 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. In addition, the element must be revised as follows:

   Reasonable Accommodation Procedure: The element has modified Program C11 to meet with stakeholders, identify constraints and to the extent feasible, amend procedures. However, the element clearly identifies constraints related to reasonable accommodation

and as noted in the prior review, Program C11 should have specific and clear commitment to address identified constraints in the reasonable accommodation procedure related to the surrounding uses finding and the conditional use permit (CUP) requirement.

Group Homes for Seven or More Persons: The element now includes Program C11 to meet with stakeholders and potentially address identified constraints. However, the element clearly identifies constraints and as noted in the prior review, the Program should include specific commitment to mitigate constraints of excluding housing for persons with disabilities (group homes for seven or more persons) from residential zones and subjecting those uses to conditional use permit processes.

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... (Gov. Code, § 65583, subd. (c)(5).)*

   As mentioned in Finding A1, 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 toward targeted outcomes.

C. 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).)

The availability of the element 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 revising the document where appropriate. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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August 15, 2022

Brent Meyer, Director
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Dear Brent Meyer:

RE: City of Woodland's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Woodland's (City) revised draft housing element update received for review on June 16, 2022. 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 conversation on August 1, 2022 with Cindy Norris, Principal Planner, and consultant Chelsey Payne. In addition, HCD considered comments from Maxwell Davis pursuant to Government Code section 65585, subdivision (c).

The revised draft housing element addresses most statutory requirements described in HCD's December 8, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

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).)*

   Goals, Actions, Metrics, and Milestones: While many programs in the element were revised to include metrics and milestones, programs must also include geographic targeting toward affirmatively furthering fair housing (AFFH) outcomes. HCD will provide additional information under a separate cover. In addition, the place-based approach that the City is taking for AFFH must commit to activities beyond housing rehabilitation utilizing Community Development Block Grant (CDBG) funding and could, for example, prioritize the capital improvement program toward lower income neighborhoods or reflect broader efforts toward community revitalization (e.g., complete streets, safe routes to school, parks, sidewalks, landscaping, libraries, community amenities, etc.).

2. *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).)*

   Annexation: Currently, the element identifies a shortfall of adequate sites to accommodate the regional housing need allocation (RHNA) for above moderate-income households (p. C-13, Table C-45). Pursuant to Government Code section 65583, subdivision (c)(3), since the City has not adopted an element in compliance within 120 days of the statutory deadline (May 15, 2021), rezoning must be completed no later than one year from the statutory deadline. As a result, HCD cannot find the element in compliance until the rezoning is complete.

   Zoning for Emergency Shelters: The element does not identify any zone which allows emergency shelters as a permitted use without a conditional use or other discretionary permit. As a result, the element cannot be found in full compliance until City amends zoning to permit year-round emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A). The identified zone(s) must have sufficient capacity to accommodate the need for shelters and meet various other requirements related to site suitability and development standards. HCD will send sample analyses and programs under separate cover.

3. *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... (Gov. Code, § 65583, subd. (c).)*

   Program C7 (Support First Time Homebuyer): As noted in the prior review, the Program must be revised to include discrete timing.

   Extremely Low Income (ELI) Households: While Program A8 (Provide Assistance and Incentives to Facilitate Affordable Housing) was revised to add priority for ELI households, it must include specific timing to implement the listed incentives as well as describe how often assistance will be provided to developers.

   Group Homes for Seven or More Persons: Program C10 (Zoning Code Procedures for Persons with Disabilities) must commit to allowing group homes for seven or more residents in residential zones and ensure zoning permits group homes objectively with approval certainty.

   Housing Conditions: The element previously included a program to conduct a housing conditions survey, but the program was removed from the element. This information can be utilized to target resources as part of place-based strategies to improve community revitalization and AFFH and the element should add back the program.

Accessory Dwelling Units (ADUs) and Multigenerational Units: While the element was revised to include ADUs and multigenerational units towards meeting the City's RHNA, it must commit to monitor ADU and multigenerational unit production throughout the planning period and implement additional actions if not meeting target numbers as anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs and multigenerational units is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

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 must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

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 will meet housing element requirements for these and other funding sources.

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: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication of Cindy Norris, Principal Planner, and consultant Chelsey Payne, in preparation of the City's housing element and looks

forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from WOODLAND.

Issue

- The Housing Element from WOODLAND fails to adequately analyze compliance with one of the state's fundamental streamlining laws.
- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
    1. 30 days to determine completeness
    2. 30 days for CEQA review
    3. 60 days for approval.
- WOODLAND does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, WOODLAND has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from WOODLAND should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from WOODLAND should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that

(iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing "recommendations" of CEQA-exemption and that the actual "determinations" were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and "may act as a governmental constraint on housing."

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

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June 3, 2022

Sharon Gong, Senior Planner
City of Berkeley
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Dear Sharon Gong:

RE: Berkeley – Letter of Technical Assistance

The purpose of this letter is to provide technical assistance to the City of Berkeley (City). The California Department of Housing and Community Development (HCD) has become aware of potential conflicts between the practices of the City's Zoning Adjustments Board (ZAB) concerning determinations for projects determined to be exempt from the California Environmental Quality Act (CEQA) and timelines pursuant to Public Resources Code section 21080.1, subdivision (a), and Public Resources Code section 21080.2. HCD is concerned that these actions may act as a governmental constraint on housing development and requests the City review the CEQA determination process in Berkeley's 6th Cycle Housing Element and include programs to mitigate or remove constraints as necessary.

Obligations Under Public Resources Code sections 21080.1 & 21080.2

HCD has been made aware of at least five development applications where the final ZAB determination was made more than 30 days after the relevant permit was determined to be complete. As the City is aware, under the Public Resources Code, a lead agency must make a determination under CEQA for projects exempt from environmental review within 30 days of a project application being deemed complete. These provisions are critical to meeting the Permit Streamlining Act requirement set in Government Code section 65950, subdivision (a) (5), and generally facilitate the processing of housing developments.

6th Cycle Housing Element

As Berkeley is updating its 6th Cycle Housing Element, the City must describe and analyze the permit process from application to approvals, including a discussion on timeframes for each step in the process, impediments, and how it addresses the

application of state law on application processing pursuant to Government Code section 65583, subdivision (a)(5). In addition, the element must also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and include program actions to remove or mitigate identified constraints pursuant to Government Code section 65583, subdivision (c)(3). Excessive CEQA review timeframes can delay project approval and pose a constraint to the development of housing and should be reviewed as part of the City's housing element update.

Conclusion

HCD understands that the City is currently reviewing its compliance with these provisions and is looking at strategies to transparently document the process to ensure timely approval of CEQA determinations and provide additional transparency. HCD supports these efforts and encourages the City to take meaningful steps to ensure that its processes comply with provisions of state housing law.

If you have questions or need additional information, please contact Kevin Hefner at Kevin.Hefner@hcd.ca.gov

Sincerely,

Shannan West
Housing Accountability Unit Chief

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January 26, 2023

Brent Meyer, Director
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Dear Brent Meyer:

RE: City of Woodland's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Woodland's (City) revised draft housing element update received for review on November 28, 2022, along with revisions received on January 24, 2023. 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 January 11, 2023 with Cindy Norris and consultant Chelsey Payne.

The draft element meets statutory requirements of State Housing Element Law (Article 10.6 of the Gov. Code), except HCD cannot find the element in full compliance until City amends zoning to permit year-round emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A). Program A.14 (Zoning for Emergency Shelters and Supportive Housing) commits to amend zoning to permit emergency shelters in at least one zone without discretionary action. As noted in the current element (p. D-17), this has not been implemented. Statute required the appropriate zoning to be completed in the first year of the 4th cycle of the housing element. As a result, HCD cannot find the element in full compliance. The element will comply with housing element law once the City has completed these zoning amendments and submitted the adopted element to HCD pursuant to Government Code section 65585.

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.

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 must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

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HCD appreciates the hard work and dedication of Cindy Norris and consultant Chelsey Payne, in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: March 21, 2023
ITEM #: J.13
SUBJECT: Campbell Park Neighborhood Traffic Calming

Recommendation for Action: Staff recommends that the City Council 1) receive an update on the results of the neighborhood review and approval of the traffic calming plan and 2) provide staff direction on implementation of neighborhood traffic calming within the Campbell Park Neighborhood.

Staff Contact:
Katie Wurzel, Principal Civil Engineer, (530) 661-5954, katie.wurzel@cityofwoodland.org

Fiscal Impact:
The Traffic Calming Program is included in the approved Capital Budget as CIP 19-06. The budget includes a total of $400,000 from the General Fund (Fund 501 - Capital Projects) to review and update the city's Traffic Calming Program and fund critical traffic calming improvements. The project budget has approximately $120,000 remaining for the current fiscal year. The proposed FY24 Capital Budget includes $100,000 for next fiscal year.

Based upon the conceptual design as shown in the attached exhibits, the total estimated cost for the design and construction of the Campbell Park neighborhood traffic calming project is approximately $169,000.

Background:
Council adopted the current Traffic Calming Program in July 2020, which was based upon the review and comparison of 25 other similarly sized and situated California cities and upon the interim approval and subsequent revision to the Program based upon lessons learned.

In early 2022, staff received a petition for traffic calming in the Campbell Park neighborhood in accordance with the Traffic Calming Program. This petition requested the consideration of active traffic calming on Thomas Street between E. Main Street and E. Gum Avenue; E. Oak Avenue from East Street to Matmor Road; and on Colette Way from Matmor Road to Thomas Street. The petition specifically requested speed cushions on these corridors to address vehicles traveling on these streets above the posted speed limit.

Discussion:
Pursuant to the Traffic Calming Program, upon receipt of the petition, staff performed a traffic study of the area. This study included collecting traffic volumes, speeds, collision history and physical characteristics of all three corridors. This corridor data was compared to the City warrants for the placement of traffic calming.

The study data indicated that all but two of the corridors met warrants for active traffic calming (speed humps). The two sections that did not meet were Colette between Matmor and Thomas and Thomas between Collette and Oak. However, it was determined to include these sections in the neighborhood application of traffic calming due to the potential impact the calming measures on the other road sections could have on these streets.

At the conclusion of the study, a conceptual traffic calming plan for the neighborhood was prepared

and mailed to all primary residents and property owners – those with property lines on the impacted roadway; these residents received a ballot to vote on implementation. Concurrently, the plan was sent to residents surrounding the area who might be affected by the implementation; these residents were permitted to submit written protests of the project.

The Traffic Calming Program requires that 75% of the residents within the implementation area return ballots indicating approval of the project. Further, there must be less than 25% protest received from the affected area.

As of the close of the ballot submittal deadline, the 75% approval threshold had not been met for the area. Pursuant to the Traffic Calming Plan, failure to meet the threshold would result in the termination of the process. However, given the long-standing concern and substantial neighborhood support received for the plan, staff felt it appropriate to share the results of the process with the Council for input and direction.

The attachment provides details on the responses received from the primary area. However, the summary of responses received were as follows:

65%	Support
1%	Oppose
33%	No Response

Responses from the area anticipated to be affected by the project were generally positive but did include the following notable responses:

- One resident of Johnston noted that the traffic speed and volume on Johnston is too high and they requested including speed humps on Johnston to prevent drivers using it to avoid the humps on Thomas and E. Oak.
- Three residents of Geoffrey and Colfax (combined) noted that many drivers currently use Geoffrey to Colfax as a cut through and they are concerned that will become a bigger problem once speed humps are installed on E. Oak and Thomas.
- Three residents of Colette between Denise and Thomas indicated concern that drivers would use Collette and Denise to avoid some of the humps placed on Thomas and E. Oak.

Given the results of the approval process, the responses received and the general lack of opposition to the implementation, staff believes the City Council has a few reasonable options for proceeding:

1. Continue with the project and implement the plan as it was shared with the neighborhood – two speed humps per block throughout the three corridors for a total of 12 humps (see attached map).
2. Continue with the project and implement only the individual blocks meeting the threshold. Staff does not recommend this option as it would result in a negligible impact on calming traffic along the corridors and within the greater neighborhood.
3. Do not continue with implementation of the project at this time as it does not meet the Program thresholds.

If the Council directs staff to continue with implementation of traffic calming in the neighborhood (either option 1 or 2 above), staff will complete the design of the project and prepare plans and specifications for City Council approval at a future meeting. Once approved, the project would then

be advertised for bidding and bid results presented to City Council along with expenditure authorization for construction. If directed to proceed, staff anticipates returning to Council for design approval and authority to bid in June.

Conclusion:
Staff recommends that the City Council 1) receive an update on the results of the neighborhood review and approval of the traffic calming plan and 2) provide staff direction on implementation of neighborhood traffic calming within the Campbell Park Neighborhood.

Prepared by: Katie Wurzel, Principal Civil Engineer

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

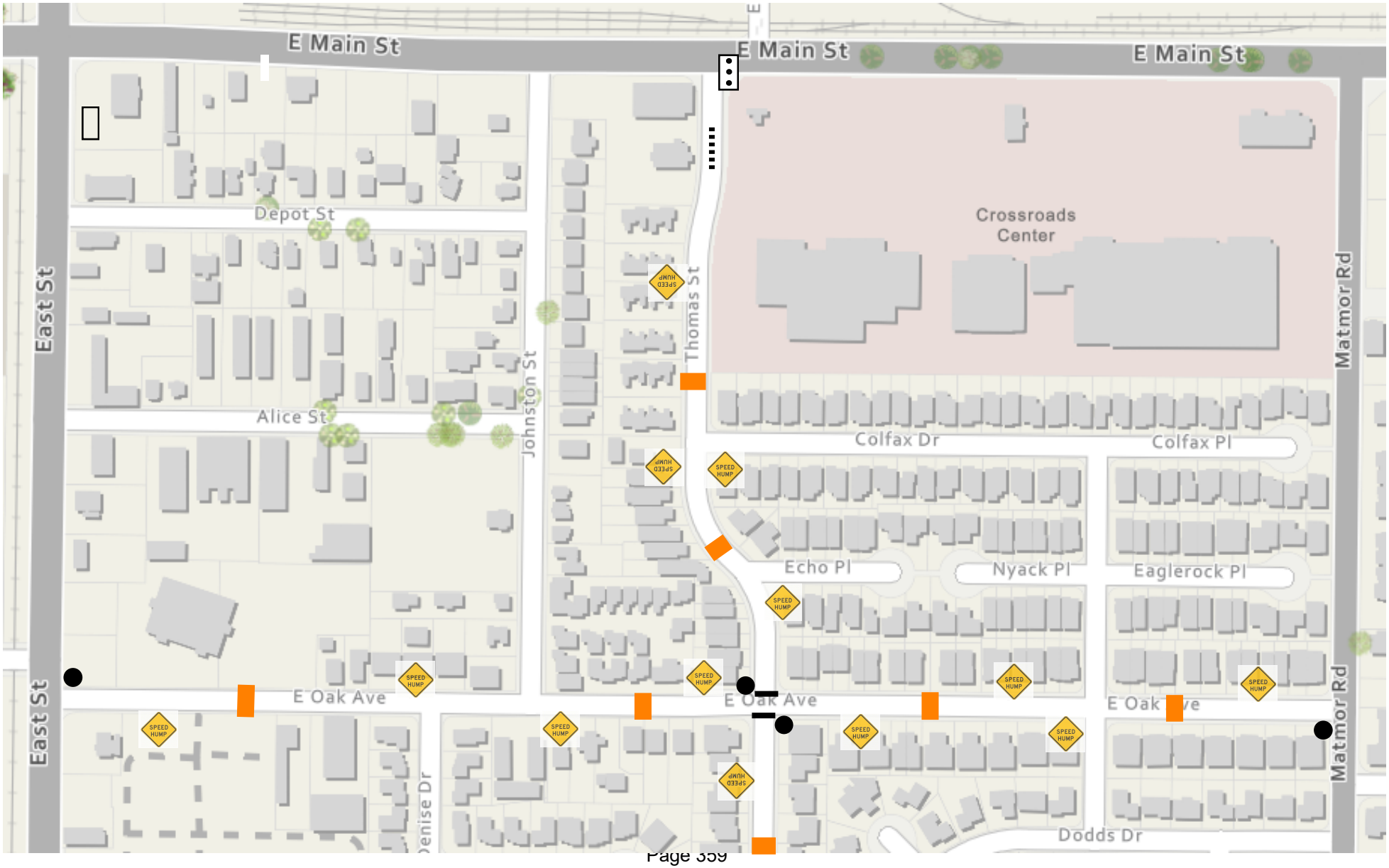
Ken Hiatt
City Manager

Attachments:
1. Map of Proposed Traffic Calming
2. Vote Responses

Traffic Calming Project Exhibit

Legend

- Proposed Speed Hump
- Proposed Warning Sign
- Existing Stop Sign
- Existing Raised Median
- Existing Valley Gutter/Dip
- Existing Traffic Signal
- Existing Yield Sign



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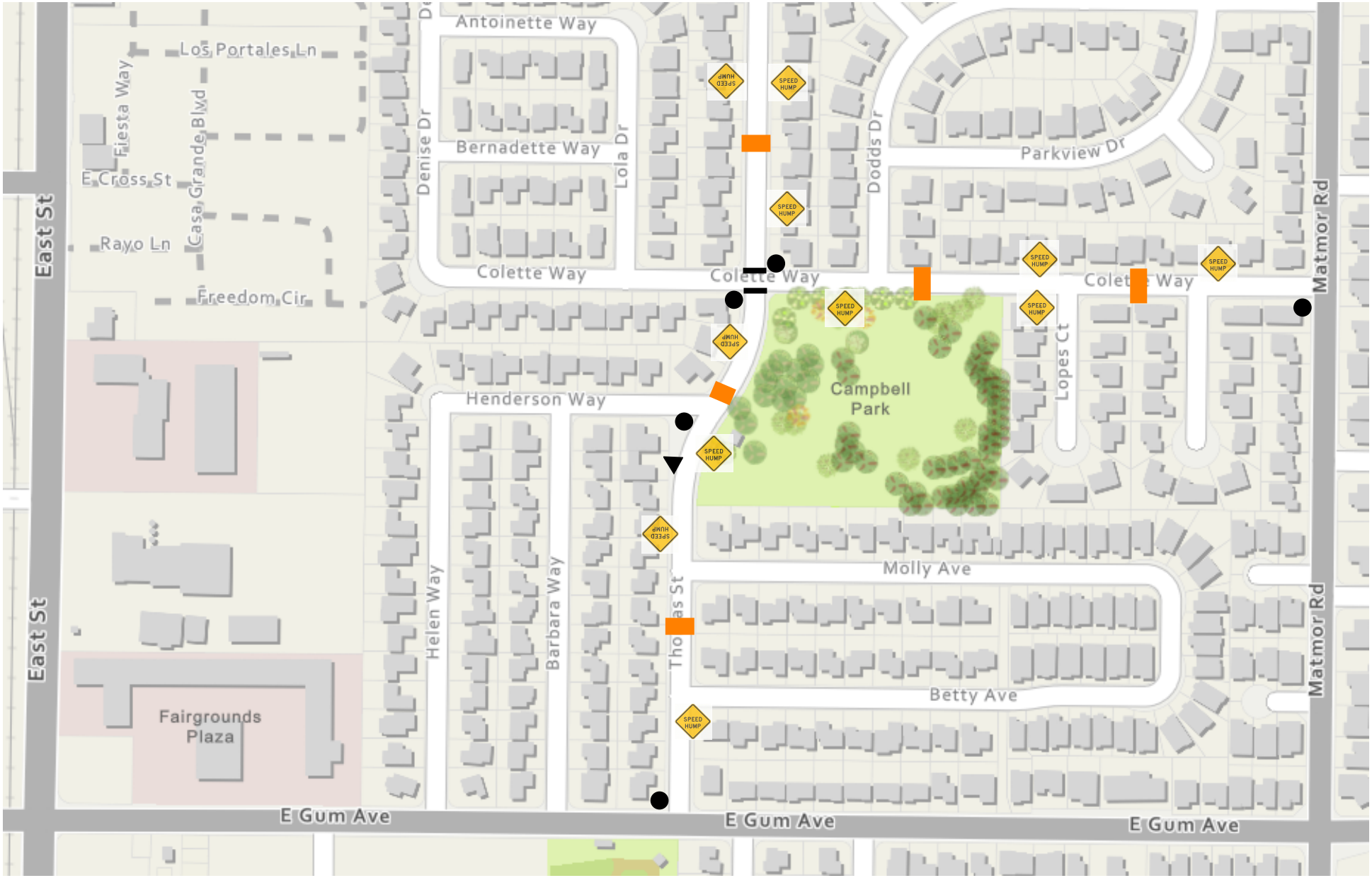

Campbell Park Neighborhood - Proposed Traffic Calming

Resident Vote Responses

Street	Block	Total Parcels	Approvals Received		Opposition Received	
			Parcels	%	Parcels	%
Thomas	E. Main to E. Oak	23	18	78%	1	4%
Thomas	E. Oak to Colette	26	11	42%	0	-
Thomas	Colette to E. Gum	16	11	69%	0	-
Collette	Thomas to Matmor	19	13	68%	1	5%
E. Oak	East to Thomas	16	14	88%	0	-
E. Oak	Thomas to Matmor	44	28	64%	0	-
Thomas Corridor Combined		65	40	62%	1	2%
E. Oak Corridor Combined		60	42	70%	0	0%
All Corridors Combined ("Neighborhood")		144	95	66%	2	1%

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	March 21, 2023
ITEM #:	J.14
SUBJECT:	Updated Priority Goals and Strategic Plan for 2023-2024

Recommendation for Action: Staff recommends that the City Council review and affirm its Updated Priority Goals and Strategic Plan for 2023-2024

Fiscal Impact

As an informational report, there is no direct fiscal impact associated with this recommendation. To the extent that identified priority projects and initiatives require resources beyond those currently appropriated, staff will return to Council for subsequent action related to funding allocations, as appropriate.

Background

City Council goals and priorities are important in several respects. First, the goals set by the Council will continue to be the basis for assessing progress made in addressing the most important issues facing the city and community. Additionally, clearly articulated Council priorities help direct the City's limited resources towards those initiatives and programs that contribute most directly to the outcomes envisioned in advancing city priorities.

Consensus and discussion of community priorities, alignment of resources, and key areas of focus among Council Members, City staff, advisory bodies, and community members fuels progress towards these goals. To this end, the City Council held a public Study Session on March 4, 2023 to review and establish its Priority Goals and Strategic Actions for 2023-2024. Staff presented updated data dashboards that have been developed to assist in measuring progress in each of the goal areas.

Additionally, City Council reviewed responses from several seniors and those living with disabilities in the community on what they like most about Woodland and areas where they feel the City can invest in continuing to improve the quality of life in our community. This discussion will lead to the study of a handful of key facility upgrades, transportation resources, and more explicit consideration of those with disability needs to be incorporated into the City's newly adopted Equity Action Plan.

Furthermore, as part of the Study Session, the City Council held a joint meeting with the Sustainability Advisory Committee to discuss strategies to focus on the investment of the funding recently allocated for "sustainability" initiatives. This productive 45-minute session led to broad consensus around paths forward and staff will work with the Sustainability Advisory Committee to deliver a funding recommendation back to City Council in the coming months.

Discussion

The Council discussion and feedback at its March 4th Study Session informed updates on the Council's 2-year goals and strategic actions. An updated City Council Priority Goals and Strategic Plan for 2023-24 is attached and integrates the following changes:

New Priority Initiatives:

- Quality of life: Investigate establishment of a “Clean Streets” program (or similar) to keep Woodland’s streets, parks, facilities, and neighborhoods looking good
- Economic Development & Downtown: Focus on diversifying Woodland’s job base through retention, expansion, and attraction of technology-based industries
- Public Safety & Infrastructure: Mitigate congestion on E. Main and secure state and federal funding for I-5/113 freeway connectors and E. Main Street Neighborhood Livability project
- Governance & Fiscal Responsibility: Reduce/manage costs for services provided to, or received from, external agencies

Major Accomplishments of 2022-23 Strategic Initiatives:

- Youth Action Plan (complete this Spring)
- Address community child care needs (invested in expanded facilities and programs)
- Improvements to Sports Park Fields (completed)
- Woodland Promise Program (funded and active)
- Expand The Lab@AgStart (doubled its lab space in January 2023)
- Outdoor dining and shopping parklets (adopted updated program to modify and enhance)
- Invest in community-based gun violence reduction (Advance Peace launched and active)
- Lower Cache Creek flood study (USACE approved study. Project authorized in WRDA)

While no longer identified in the Council Goals, most of these initiatives are now ongoing and will continue to receive focus through the City’s operational efforts and budgetary programming.

Staff will review these changes in more detail during the presentation and welcomes Council feedback on the updated document. Identifying and updating these goals annually helps Woodland’s staff and City Council celebrate the good work that is occurring in our community while highlighting areas of particular focus over the coming years.

Sustainability Advisory Committee Recommendation

During the joint meeting segment of the retreat, the Sustainability Advisory Committee presented their analysis and recommendation for prioritization of the funding the City Council set aside for “sustainability” initiatives (see Attachment 2). Consensus was expressed to move forward with a focus on investing in projects and programs to enhance bicycle safety and infrastructure. The City Manager has directed staff to prepare a menu of options to present to the Sustainability Advisory Committee at their mid-April meeting for input and recommendations. After that, staff will return to Council with funding recommendations at a meeting in the coming months.

Upon the Council’s review and affirmation of these materials, staff will update the City’s webpage to make the Priority Goals and Strategic Plan easily accessible for our community.

Conclusion:
Staff recommends that the City Council review and affirm its Updated Priority Goals and Strategic Plan for 2023-2024

Ken Hiatt
City Manager

Attachments:
1. 2023.24 Council Goals and Strategic Plan - Final

City Council
Priority Goals & Strategic Plan
2023-2024

CITY OF
WOODLAND
CALIFORNIA

300 FIRST STREET - WOODLAND, CA 95695

Improve Quality of Life

Preserve and enhance Woodland as an inclusive community and an exceptional place to live, learn, work, play, and engage for current and future generations

Key Strategies

- *Promote healthy and purposeful living*
- *Provide opportunities for youth to thrive*
- *Celebrate our diversity through multicultural events*
- *Continually reevaluate the effectiveness of programs and services*
- *Invest in cultural and recreational amenities*
- *Focus on sustainability and resiliency to climate change*

Priority Initiatives

- Formalize and expand City volunteer and internship programs
- Second Aquatic Complex
- Expand public art and continue to grow multicultural events
- Evaluate different models to deliver impactful, inclusive, and affordable programming
- Implement recently adopted Equity Action Plan to ensure better access to City programs, services, and facilities
- Investigate a "Clean Streets" program (or similar) to keep Woodland's streets, parks, facilities, and neighborhoods looking good

Continuing Initiatives

- East Beamer Way Neighborhood Campus Project
- Library capital improvements
- Continue to expand access and affordability of City's youth programs
- Complete conservation easement and open Woodland Regional Park Preserve for public access and environmental education programming
- Neighborhood traffic calming
- Strengthen code enforcement
- Improve overall resident engagement
- Support and assist community groups in efforts to invest in recreational facilities

Focus on Economic Development & Downtown

Support a vibrant economy throughout town with a diverse economic base offering a range of employment opportunities and business services; Revitalize Downtown as the heart of the community and center of civic activity

Key Strategies

- *Cultivate existing businesses*
- *Strengthen communications and relationships with entire business community*
- *Continue to develop Woodland as a visitor destination*
- *Expand digital and technology-based economy*
- *Develop workforce training initiatives in support of existing and future economy*

Priority Initiatives

- Facilitate stakeholder conversations focused on improving local workforce development initiatives
- Implement marketing, events, and promotions that drive increased business activity and hotel stays; Promote Woodland as a destination
- Focus on inclusive economic development and diversifying Woodland's job base through retention, expansion, and attraction of technology-based industries

Continuing Initiatives

- Complete entitlement process and annexation for Woodland Research and Technology Park
- Support the construction of new industrial space
- Continue to promote The Food Front industry partnership
- Lighting, landscaping, and public art enhancements (with a focus on Downtown)
- Evaluate downtown parking utilization and implement changes to continually improve management and user experience
- Complete comprehensive zoning update
- Continue to communicate and connect with businesses in all areas and sectors

Strengthen Public Safety & Infrastructure

Ensure that Woodland is a safe and resilient community through delivery of high quality public services and infrastructure that protects our community from risk and harm

Key Strategies

- *Continually assess public safety service delivery models*
- *Invest in programs that support youth and families*
- *Communicate and educate the public on neighborhood safety*
- *Ensure maintained infrastructure that complies with regulations*

Priority Initiatives

- Expand traffic and law enforcement patrol capacity and resources
- Educate public on the importance of flood safety and take steps necessary to advance flood protection project
- Evaluate service delivery models to determine scope and develop a funding plan for relocated Fire Station 3
- Mitigate congestion on E. Main Street and secure state and federal funding for 5/113 freeway connector and E. Main Street Neighborhood Livability project

Continuing Initiatives

- Continue to invest in projects to improve the efficiency and resiliency of the City's water system and overall public infrastructure
- Continue to leverage state and outside funding for reconstruction of major roadway corridors
- Complete storm drainage outfall channel improvements and capacity expansion
- Advocate to State of California for maintenance of Cache Creek
- Expand volunteer and neighborhood watch programs
- Advocate for key legislative changes to criminal justice system
- Update strategic plans for Police and Fire Departments
- Evaluate industry best practices in public safety delivery models and identify potential opportunities to adapt and expand capacities

Enhance Governance & Fiscal Responsibility

Promote a local government and city organization that is committed to transparency and fiscal responsibility while meeting the needs of the community with effective delivery of services and information

Key Strategies

- *Proactive communication of factual and relevant information*
- *Utilize City boards and commissions to effectively engage public*
- *Streamline budget process while maintaining transparency*
- *Regularly reassess effectiveness of government services*

Priority Initiatives

- Maintain balanced budget while strategically investing in projects and programs that yield fiscal, social, and / or environmental benefits
- Ensure timely and broad based dissemination of information and seek input to continue to improve communication and engagement efforts
- Assess staff recruitment, retention, training, and data collection with a focus on diversity, equity, and inclusion
- Reduce/manage costs for services provided to, or received from, external agencies

Continuing Initiatives

- Continue to strengthen alignment of City's boards, commissions, and advisory committees with Council priorities
- Improve collaboration with partner agencies and community organizations
- Improve and expand access to constituent services
- Invest in improved service delivery and organizational efficiencies
- Continue to work with labor groups to address budget priorities while ensuring adequate benefits
- Review the City’s investment policy