

General Plan Advisory Committee Meeting #2

April 30, 2013, 6:00-8:00 PM | Woodland Community and Senior Center, 2001 East St

1.1 Housing Element Presentation

OVERVIEW

- Purpose of the Housing Element
- Required Content
- Overview of Woodland's Housing Needs
- Proposed Policy / Program Changes
- Housing Element Schedule
- Adjourn

1.2 Questions and Answers

SUSTAINABILITY

- Question about how sustainability fits in to the Housing Element, General Plan, and Climate Action Plan.
- Discussion about synergistic relationships between land use and transportation aspects of General Plan, land use and transportation parts of Climate Action Plan, and the Housing Element. Discussion regarding transportation being the #2 household expense and community affordability benefits of reducing travel demand.

FARMWORKER HOUSING

- Question about accommodating the needs of farmworkers.
- Depends on whether there are agricultural lands in the City and what kinds of agriculture and
 if the type of agriculture requires significant numbers of temporary versus permanent
 workers—the housing needs of permanent works in ag-related industries may be similar to
 other lower-income households. Housing for temporary (seasonal) farmworkers is completely
 different. Permanent workers may also tend to be family households with children with family
 housing needs.

HOUSING BY HOUSEHOLD INCOME

- Asking about whether Woodland has a higher need for above moderate income? Answer: not really this exactly, but rather, based on the methodology of the Regional Housing Needs Assessment (RHNA), which takes into account the income current income distribution in Woodland relative to the region as a whole.
- Question about developing existing developed lands (infill development), is this the same process? Answer: Yes, infill and reinvestment can be included in housing sites process.

HOUSEHOLD TYPES

 Question about trend toward multiple generations living together; which has been reported a lot.

ENERGY CONSERVATION

- Question about construction, requirements, working with developers—is it feasible to require
 that developers include model homes with extensive energy efficiency/renewable energy
 features in order to demonstrate these features to homebuyers? Suggestion that at least one
 of the model homes to have plug-ins for electric cars, solar panels, solar hot water heaters.
 Also, bikeways, pathways, etc. help for sustainability and reducing GHG emissions.
- In Spring Lake, there is a 5% requirement for solar energy. There is a new project at Gibson/Ogden that made renewable an option and all of the homes did have solar on them.
- The State and federal government give benefits to builders that offer those types of incentives
 so, builders are moving in this direction; plus CalGreen Code requirements.

HOUSING FORUM

• Question about how many attended the Housing Forum and if the notes are available. Answer: about 20-25, and the notes are online.

AFFORDABLE HOUSING DEVELOPMENT

- Question about how affordable housing development is done? How does the City encourage
 individuals who own their home to rehabilitate? CDBG funds are mostly used for other
 needs—City does not have a consistent funding source. The applied for a HOME grant for
 owner occupied rehabilitation. There are other programs for seniors, other special needs
 groups; funding for weatherization, electrical upgrades, other specific programs, and most
 programs are competitive.
- Example of West Sacramento program to do partial funding of home improvement; homeowner does improvements and at the end the City does a contest; the City partially funds the improvements; but if you are picked as the best home, then there is some kind of prize.
- Other programs include Christmas in July programs, etc.
- Code Enforcement is another way to encourage homeowners to improve homes.

- Question about affordable housing for new development. For single-family developments, there is a 10% for affordable requirement; for multi-family developments, there is a 10% low, 20% very low, or 25% very low requirement (relative to total units).
- Comment: there has been "leakage" of deed-restricted affordable ownership housing on the market. Foreclosed homes are sold not affordable anymore because the foreclosure process removed the requirement to sell to an income-qualified household. When protected by affordable housing covenant, 60-90 days listing requirement before go to open market. It is a travesty that builders and people moving into new subdivision and subsidizing new housing and then lasts a few years and transitions to market rate. Should be a better way to protect the housing as affordable housing.
- Dan: for inclusionary units (6A or Spring Lake program) or homebuyer assistance program 90 day listing period is required and for 60 days, have to do proactive marketing; now, based on home values, there is a questionable incentive now to buy the affordable units. The affordability requirement does not prevail in a bankruptcy. In order to default, the City or other entity would need to purchase the home (in effect subsidizing twice). So, the strategy is to engineer a strategy where won't have foreclosure. Or, do land banking so that do not lose the affordability over time.
- Who oversees this? Is it the City's responsibility? Who oversees this? Answer: the City oversees the program. Here, the regulation is getting in the way now, in a way. Perhaps not written to change with the market. The City should investigate how the ordinance is written and consider revisions in order to preserve housing affordability over time. However, all programs like this will have cyclical changes over time. Title reports: title officers have obligation to check on these things; sometimes this is not done. Title companies will call the City every week. Woodland title companies been following through with their responsibility. If there is a foreclosure, City is in junior position City does not have the resources to buy out principal.

QUANTIFIED OBJECTIVES

- Question about quantified objectives for historic preservation. City should consider this as an objective? Historic preservation.
- Code Enforcement. May want to consider objective related to how many homes were fixed due to Code Compliance.
- No Code compliance funding with Block Grants; City has a half-time code compliance officer; budget may be able to bring him full time to Code Compliance (now half-time in environmental compliance).
- Have seen objectives for first time homebuyers.

- Question about setting modest, but realistic goals over the 8-year period, given the availability
 of funding. Going to do 48 units in the Crosswood Apartments. Rehabilitation: exceeded
 already. Additional rehabilitation of public housing units adjacent to Lemen Avenue.
- Mutual Housing will be in, assuming they get tax credits in June, 62 units in the first phase, not included now in production numbers.

ADVISORY COMMITTEE ROLE

 Question about Advisory Committee role: what can they do? Answer: have a lot of feedback already; looking for additional data, suggested revisions to language in the Housing Element; comments and questions in advance of Planning Commission hearing.

VACANT LANDS MAP

• Where should folks direct errors in map of vacant lots in the City? Answer: to Cindy Norris.

SPRING LAKE

• How much is Spring Lake built out? Spring Lake is about 1/3 built out; about 3,000 remaining; Spring Lake master plan remainder. Relative to the 1,877 units.

1.3 Comments

INTERNAL CONSISTENCY

• Whatever ends up in other General Plan elements should be consistent with what is in the Housing Element. Housing Element is moving ahead of the rest of the General Plan, October versus June 2014 adoption. The last Housing Elements were adopted in 2003 and 2009. Last General Plan Update was in 2002. The cycles of Housing Element versus the rest of the General Plan are very important when it comes to the Accomplishments review section. There is a required annual report through decision makers to the State (State requirement of entire General Plan including Housing Element) plus the Housing Element cumulative accomplishments review.

FINANCING

Point regarding mortgage rates – underwriting criteria is becoming more restrictive these days.
The City's Analysis of Impediments to Fair Housing Choice would have information regarding
access to financing (so, do not need to do new research here, but simply incorporate this
information from other analysis)

LAND USE/TRANSPORTATION AND HOUSEHOLD TRANSPORTATION COSTS

GHG emissions – about 70% of emissions come from transportation. Bike Woodland is very
germane and making affordable housing near the location of the City's multi-modal options is
very important; this is not addressed in CalGreen Code but important anyway.

• In the Spring Lake Specific Plan, location of housing and multi-modal transportation was not taken into consideration. Multi-family units were spread out, increased the distance from schools and commercial opportunities. Land for MF was in inconvenient place. When buildout happens, supposed to be better transit access when Plan was developed. Do not like where affordable housing or other housing was placed in Spring Lake, but do agree that lower-income should not be concentrated in a single spot. However, the location for MF will be better later on when the Plan fully develops.

AFFORDABLE HOUSING PRESERVATION

- Subsidized rental housing, in order to preserve, may require repair or upgrading. City can
 either help the owners obtain funding to upgrade or rehabilitate or partner with non-profit
 housing developer dedicated to maintenance and management of housing.
- Example of private Section 8 contract with the federal government had obligation to sell to government and tried to sell on open market already. City helped to support tax credit and bond application so that could do plumbing and energy efficiency upgrades.
- Need to monitor and be aware of housing status changes. City should work with other
 agencies, non-profits to keep track as properties as they reach end of the lifespan of the
 income restriction to make sure something proactive is done to preserve as affordable
 housing.
- Should the City attempt to track affordable units lost through foreclosure?

PROGRAMS

- With decreased administrative capacity, the programs that are the most effective.
- Woodland is CDBG entitlement community, but not for HOME funds.

HOUSING INVENTORY

• No inventory in the market now; demand is high now; higher than inventory. Have seen boom in housing with rental housing. Question about trends in housing – rental.

HOMELESS DATA

• Comment about 2013 homeless count now available.

HOUSING PRODUCTION

• Housing Authority development is not currently reflected and should be.

ADDITIONAL QUANTIFIED OBJECTIVES

- Track housing that is rehabilitated /constructed in infill areas; mixed use areas as opposed to "urban sprawl" units. This progress could show up in annual reporting because it is a program. Does database for building permits allow this? Could do this indirectly by address with GIS.
- Track units that exceed CalGreen requirements of Title 24 in the City. Only a question (not a recommendation). Housing Authority is doing energy retrofits; not going to exceed

requirements because an older property; if not in Housing Element, then in Sustainability Element, to track building envelope, HVAC improvements, window replacements. Could track permits for this sort of things. Their project will be 35,000 per unit; 90% on energy features. This objective may be tracked through the Climate Action Plan, potentially.

 Discussion of definition of historic preservation if considering as quantified objective. Need to review the language in the ordinance and understand whether/how the City may be able to track this sort of progress. Need to review the status of historic lists in the City relative to this comment.