



9

HOUSING ELEMENT



9.1 Introduction and Purpose

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. The purposes of the Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The Housing Element consists of two components. The first, contained in the sections below, defines the goals, policies, and quantified objectives of the Element. The second component, located in Appendix E, is designed to meet Housing Element requirements and to provide the background information and analysis to support the goals, policies, and quantified objectives provided in this element.

In this document, the term "affordable housing" means housing affordable to extremely low-, very low-, low-, and moderate-income households, as defined by the California Department of Housing and Community Development (HCD).



Woodland's housing stock consists of a range of densities, types, and architectural styles.

The Housing Element is organized as follows:

- **Section 9.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law, and the Visioning Statement and Guiding Principles.
- **Section 9.2: Development of Housing.** Outlines the city's quantified objectives for housing construction, rehabilitation and preservation between 2013 and 2021.
- **Section 9.3: Goals and Policies.**

Relationship to State Law

The Housing Element is one of the seven mandated elements of a general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Government Code Section 65583 mandates that the Housing Element cover each of the topics listed in Table 9-1.

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.

TABLE 9-1: HOUSING TOPICS REQUIRED BY STATE LAW

<i>Required Topic</i>	<i>Addressed in this Element</i>	<i>Location if not addressed in this Element</i>
Assessment of housing needs, inventory of resources, and constraints relevant to meeting the needs, including: <ul style="list-style-type: none"> • Population and employment trends • Housing needs for all income levels • Fair share housing allocation • Household characteristics • Inventory of land suitable for residential development • Emergency shelter analysis • Governmental constraints • Non-governmental constraints • Special needs housing • Energy conservation opportunities in residential housing • Assisted units at risk of conversion 	No	Assessment of each of these topics can be found in the Housing Element Background Data document located in Appendix E.
Goals, quantified objectives, and policies that include an eight-year schedule of actions	Yes	

Relationship to Visioning Statement and Guiding Principles

The Housing Element supports the values expressed in the Visioning Statement and Guiding Principles by ensuring that the community has a housing supply that meets the needs of current and future residents. Specifically, this Element directly supports the following Guiding Principle:

- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.

9.2 Development of Housing

Quantified Objectives

Table 9-2 presents the City's quantified objectives for construction, rehabilitation, and preservation for the 2013-2021 period that will be achieved through the policies and programs described below.

TABLE 9-2: SUMMARY OF QUANTIFIED OBJECTIVES

<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation / Preservation	-	-	-	-	-	-

Note: There are no subsidized rental housing units at-risk of conversion to market rate during the next 10 years



A diverse mix of housing types provides options for residents at all stages of life.

9.3 Goals and Policies

Goal 9.A **Development of Housing.** To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Flexibility in Development Standards

Policy 9.A.1 **Planned Development Overlay Zone.** The City shall continue to use the Planned Development Overlay Zone (P-D) to allow for flexibility in development standards.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Adequate Sites to Accommodate New Housing Needs



Policy 9.A.2 **Residential Land.** The City shall ensure sufficient land for residential development, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.

Policy 9.A.3 **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, schools, parks, and other community amenities.

Policy 9.A.4 **Design.** The City shall require, through specific plans, neighborhood design standards, and development review, a mix of housing types, densities, designs throughout the city

Program 9.A.2 The City has identified lands for housing that can be developed by 2021 and that could accommodate Woodland's share of the regional housing needs by income category. Since adoption of the 2013 Housing Element, the City has rezoned land to R-25 (20 to 25 units per acre) and shall rezone at least 5 acres to R-25 or equivalent zone that has a minimum density of 20 units per acre and meets the requirements



of California Government Code Section 65583.2, paragraphs “h” and “i.” The target for rezoning of 5 acres is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, which would provide for approximately 80 units, exceeding the City’s shortfall. This additional land to be rezoned is intended to accommodate the City’s Regional Housing Need Allocation (RHNA) of 664 units affordable to households earning 80% or less of the Yolo County median household income.

The City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program. In addition, there are various vacant and underutilized properties (see Appendix E-1 and Figures E-1 and E-2) that may be appropriate for re-designation and re-zoning to allow higher-density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-zoning are within existing City limits, near infrastructure, and without substantial environmental constraints.

Within 12 months of adoption of the General Plan Update, the City will update the Zoning Code to reflect increased residential densities and housing opportunities resulting from the revised General Plan.

If, at any time, the supply of sites zoned for housing falls below the quantity of land required to accommodate the City’s remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.

Primary Responsibility: Community Development Department
Time Frame: Within 12 months following adoption of the 2035 General Plan.

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Housing Development for All Economic Segments

- Policy 9.A.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.
- Policy 9.A.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.
- Policy 9.A.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.
- Policy 9.A.8 Cooperation.** The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems consistent with the City's General Plan and development regulations.
- Policy 9.A.9 Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.
- Policy 9.A.10 Age in Place.** The City shall allow housing options that allow residents to age in place such as multi-generational housing.



Program 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.

Primary Responsibility: Community Development Department

Time Frame: Prepare fact sheet within 90 days after adoption of Housing Element; otherwise, ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.7 The City shall 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.9 The City shall continue to offer incentives to developers of affordable housing such as: (1) waiver and/or deferral of all or a portion of City development fees; (2) waiver or modification of City development standards; or (3) assistance in obtaining federal, state, or local financing and/or subsidies, as codified in Section 6A-3-30 (Affordable Housing - Incentives) of the Municipal Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing on a case-by-case basis

Program 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. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. 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.

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan; provide financial and technical assistance annually, as needed

Program 9.A.11 The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 6A of the



Municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan, as applicable. The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and converted to unrestricted market-rate units.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Homeless, Transitional, and Special Needs Housing

Policy 9.A.11 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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.A.14 The City shall continue to support the services of Yolo County’s Homeless Coordinator.

Primary Responsibility: Homeless Coordinator

Time Frame: Ongoing

Program 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).

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan

Goal 9.B Maintenance of Housing. To encourage the preservation, maintenance, and improvement of existing housing and the replacement of unsafe or dilapidated housing.

Housing Rehabilitation

Policy 9.B.1 Rehabilitation. The City shall continue to support rehabilitation of substandard residential units using federal and State subsidies for lower income households.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Housing Code Compliance

Policy 9.B.2 Code Compliance Program. The City shall continue to implement a code compliance program to ensure repair, rehabilitation, or demolition of unsafe or dilapidated housing.



Policy 9.B.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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Every 5 years

Program 9.B.3 The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Retention

Policy 9.B.4 **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.

Program 9.B.4 The City shall continue to implement the Downtown Specific Plan to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Specific Plan Area.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Preservation

Policy 9.B.5

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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



The General Plan supports the preservation and rehabilitation of existing housing in addition to construction of new housing.

**Policy 9.B.6**

Energy Conservation and Efficiency. The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

Goal 9.C

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, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Policy 9.C.1

Consistency. The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with State and federal law.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.2

Equal Opportunity. The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Policy 9.C.3 **Fair Housing Hotline Program.** The City shall continue to fund and support the City's Fair Housing Hotline Program.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



The City will continue to promote infill development where possible.

Goal 9.D Energy Conservation and Sustainable Housing Development. To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.



Policy 9.D.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.

Policy 9.D.2 Infill, Adaptive Reuse, and Mixed Use. The City shall promote infill development, adaptive reuse, and mixed-uses in new development, and densification where possible

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

**Policy 9.D.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).

**Policy 9.D.4**

Energy Conservation. The City shall promote energy conservation through education and outreach programs.

**Policy 9.D.5**

Solar Energy. The City shall promote opportunities for use of solar energy.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



Sustainable design features, such as solar panels, align with the General Plan's energy conservation objectives while helping residents lower their home energy costs.



Policy 9.D.6

Weatherization. The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Program 9.D.5 The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.

Primary Responsibility: Community Development Director

Time Frame: Ongoing