

Additional Revisions to Woodland Housing Element

This document includes revisions made on January 17, 2023 in response to verbal comments received from the California Department of Housing and Community Development (HCD) on a Revised Draft of the City of Woodland Housing Element that was posted on the City website on November 1, 2022, and subsequently submitted to HCD for review. Revisions to the latest draft are highlighted in yellow.

Implementation Program	Primary Responsibility	Timeframe	Objective
<p>A.12 Support Rehousing Efforts within the Community</p> <p>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,</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>Community Development and Community Services Departments</p>	<p>Ongoing</p>	<p>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.</p> <p>Support for at least 50 supportive or transitional housing units in the community at large.</p>
<p>A.13. Accessory Dwelling Units and Multi-generational Units</p> <p>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.</p>	<p>Community Development Department</p>	<p>Update information on City website annually or as needed; provide ADU plans by December 2023.</p> <p>Monitor production and affordability of ADUs and multi-generational units every two years beginning in 2023 with actions taken within six months</p>	<p>60 ADUs and 67 multi-generational units in high and moderate resource neighborhoods</p>

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<p>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.</p>	<p>Community Development Department</p>	<p>December 2024</p>	<p>Achieve more consistent flow of funds into the Housing Trust fund.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>12 months after Zoning Code Update completed, or December 2024.</p>	<p>20 units of affordable housing</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Within 12 months of Housing Element adoption</p>	<p>Achieve compliance with State Law</p>
<p>A.20. CEQA Review Process Transparency Provide information on the City website and handouts at the public counter related to the CEQA review process and opportunities for CEQA streamlining.</p>	<p>Community Development Department</p>	<p>Within 12 months of Housing Element adoption</p>	<p>Provide transparency in the CEQA Review Process</p>

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<p>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.</p>	<p>Community Development Department</p>	<p>Amend Code, as needed, by December 2022.</p>	<p>Remove barriers to housing for persons with disabilities citywide</p>
<p>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.</p>	<p>Community Services Department</p>	<p>Ongoing, as CDBG Funds are allocated</p>	<p>80% of funds to assist low and moderate income households with emphasis on Low resource areas</p>

facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program A.27 to adopt local procedures consistent with SB35.

A.5 Transparency: The City complies with all transparency laws and posts on the City website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

A.6 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.