



YOLO COUNTY

2013-2021 Housing Element



Adopted October 8, 2013

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YOLO COUNTY HOUSING ELEMENT

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This element demonstrates the County's continued success in providing housing affordable to all economic segments. It focuses on the County's efforts to provide affordable housing opportunities by operating several programs funding the development and rehabilitation of affordable housing, and to ensure housing for special needs populations by providing opportunities for emergency shelters, transitional housing, and universal design. It highlights that farm dwellings being built in the agricultural areas by farmers for their families and/or for their farmworkers are important contributors to the County's efforts to provide affordable housing. Farmworkers are among the special needs populations targeted by the identified housing programs. This element also documents changes in the housing market that have made market-rate units more affordable to lower-income households. The goals, policies, and actions of this element emphasize a variety and mix of diverse housing opportunities to meet those and other needs.

A. Introduction

1. Context

The Housing Element of the Yolo County General Plan establishes the County's goals for the maintenance and development of housing to meet the needs of existing and future residents. It establishes policies to guide County decision-making, and sets forth an action program to implement housing goals through June 2023, as prescribed by State law. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as YoloCounty's commitment to facilitate housing opportunities for all of the county's residents.

The primary housing challenge in YoloCounty is providing affordable housing for low- and moderate-income households. Other issues include improving and conserving the existing supply of housing, providing infrastructure necessary for new development, ensuring that new development is well integrated into existing communities, and responding to the needs of "special needs" populations such as farmworkers and persons with disabilities.

2. Contents

This Element provides the following information:

- Reviews the performance of the previous Housing Element period (2008-2013) and provides recommendations on changes to existing programs and policies to improve housing conditions within Yolo County.
- Identifies housing needs and inventories resources and constraints that are relevant to meeting these needs. The needs assessment includes:
 - Community Profile
 - Housing Profile
 - Affordable Housing Needs Analysis
 - Governmental and Non-Governmental Constraints Analysis

- Identification of Assisted Units “At Risk” of Conversion
- Residential Land Resources Inventory
- Identifies the community’s goals and policies, relative to the maintenance, improvement and development of housing.
- Identifies a program which sets forth a schedule of actions YoloCounty is undertaking or intends to undertake to implement the policies and achieve the goals of the Housing Element. Programs will be implemented through administration and land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and State subsidy programs.

The Housing Element is organized in the following manner:

- **Introduction.** Includes a statement of the purpose of the Housing Element and statutory requirements, a statement of the relationship between the Housing Element and other General Plan elements, the scope, content and organization of the Element, and a summary of the public participation process.
- **Regulatory Framework.** Identifies State General Plan requirements, the public involvement program undertaken by the County, and State income thresholds for affordability.
- **Summary of Key Housing Issues.** Includes a discussion of key housing needs and program planning issues that are addressed in the Housing Element.
- **Review of Prior Housing Element.** Summarizes the progress made since the previous Housing Element was adopted in 2009.
- **Community Profile.** Discusses the population, households and employment characteristics of YoloCounty that relate to the housing needs of current and future residents.
- **Housing Profile.** Identifies the characteristics of the housing stock in YoloCounty, including vacancy rates, types of units, age and condition of housing stock and affordability.
- **Housing Needs Analysis.** Discusses the projected housing need in YoloCounty by income group, overpaying and overcrowding of housing and the special-needs populations such as seniors, persons with disabilities and farmworkers.
- **Housing Constraints.** Includes a discussion of governmental, market/economic and physical constraints to the development of housing.
- **Assisted Units “At Risk” of Conversion.** Identifies housing units in the County that are assisted under various federal, State and local programs, and are eligible for conversion to market-rate housing in the next ten-year period.
- **Residential Land Resources.** Includes an inventory of land available for residential development and demonstrates the County’s ability to meet its identified housing need for this planning period.

- **Policy Framework.** Includes a description of YoloCounty's guiding principles, goals, and policies and programs relative to the accommodation of future household growth in the region and development of affordable housing. This section also identified quantified objectives for the construction, rehabilitation and preservation of housing for this planning period. The following goals are identified:
 - Housing Mix (Goal HO-1)
 - Housing Funding (Goal HO-2)
 - Reduced Housing Constraints (Goal HO-3)
 - Special Needs Housing (Goal HO-4)
 - Strengthened Neighborhoods (Goal HO-5)
 - Sustainable Housing (Goal HO-6)
 - Housing in the Delta (Goal HO-7)
- **Quantified Objectives.** Identifies the number of housing units projected to be constructed through October 2021.
- **Housing Plan/Implementation Program.** Includes the various actions that Yolo County will take to implement the Housing Element goals and policies.

3. Background Information

State law is very specific on the content of the Housing Element. Background information in each required topical area is provided in subsequent sections of this element.

B. Regulatory Framework

1. State General Plan Requirements

The Housing Element is one of the seven required elements of a General Plan. Sections 65580 to 65589.8 of the Government Code contain the legislative mandate for the Housing Element. State law (Section 65583) requires that the Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing.”

Specifically, Section 65583 mandates that the Housing Element include the following:

- Assessment of housing needs, inventory of resources, and constraints relevant to meeting the needs, including:
 - 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
- Goals, quantified objectives, and policies including an eight-year schedule of actions.

Since the adoption of the prior Yolo County Housing Element in 2009, the California legislature has enacted new laws related to housing elements. The most important of these new laws include:

- SB 375: Changes the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline.
- SB 812: Requires housing elements to include an analysis of the special housing needs of persons with developmental disabilities.
- AB 720, AB 1867, and AB 1103: Modifies the alternative adequate sites requirements to expand the conditions under which local jurisdictions can take credit for units that are rehabilitated, converted, or preserved.

2. General Plan Consistency

The County's previously adopted Housing Element was prepared as part of the comprehensive 2030 Yolo Countywide General Plan in 2009. At that time, residential land use policies and housing objectives were developed to implement the overall General Plan approach to future development of Yolo County. Goals, policies, and programs were reviewed for internal consistency. This update to the Housing Element makes only minor modifications to the goals and policies of the previous Housing Element. These modifications do not necessitate revisions to any other General Plan Elements to maintain internal consistency as mandated by State law.

3. Public Participation

As part of the Housing Element update process, the County implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

On November 1, 2012, Yolo County conducted a community/stakeholder workshop at the County Planning and Public Works Department in Woodland. To advertise the workshop, the County sent an email notice to over 100 local agencies, community organizations, and stakeholders in the county and posted flyers around County facilities. At the workshop, the Housing Element Consultant presented a brief overview of the Housing Element Update, and then facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Yolo County residents and new ways the County and community might address these issues. The following is

a summary of the issues and ideas discussed at the workshop. The issues and potential solutions were identified by workshop participants and do not necessarily represent the opinions of Yolo County staff. However, the input provided at the workshop will be used to shape the Housing Element policies and programs.

Major Housing Issues and Barriers to Affordable Housing:

- Infrastructure is the biggest issue. There are only two unincorporated communities with available sewer and water – Esparto and Knights Landing – Madison has sewer and water as well, but it is very constrained. (Note: the town of Yolo has municipal water, but no sewer.)
- There are many variables to consider when applying for housing funding (e.g., proximity to schools, services, grocery stores, medical facilities, transportation), and there are few areas of the unincorporated county where these services are available. Higher density housing and affordable housing is more appropriate for cities where services, amenities, and transportation are available.
- Homelessness is a growing issue in the county, and the County cannot address homelessness unless there is housing. Over the past three years, people becoming homeless are not the typical homeless. Rather, they are families and individuals who lost their homes and jobs during the recession.
- There is a huge need for permanent supportive housing. Hotel Woodland is the only housing affordable for SSI recipients.
- There is a need for both temporary and permanent farmworker housing. A lot of growers would like to provide housing, but State and Federal laws for providing farmworker housing are complicated. (Note: The difficulty of evicting tenants and the insurance liability costs of providing rental housing for families are two of the biggest obstacles.)
- With the passage of AB 109, providing adequate affordable housing for sex offenders will be a growing challenge. There are conflicting provisions that make it difficult to build affordable housing for sex offenders. To qualify for Low Income Housing Tax Credits and other affordable housing funding sources, sites must be close to parks and schools; yet these site criteria make this affordable housing off limits for sex offenders. This is a State policy issue.
- Prevailing wage law is a major barrier to affordable housing development. The law is not sensitive to local conditions, and in places like Yolo County (which is part of the high-priced Bay Area in terms of calculating labor and construction costs), it results in significantly overpaying wages.

Opportunities and Potential Solutions for Providing Housing

- A representative of the Dunnigan Advisory Committee spoke about opportunities for new housing in Dunnigan:
 - A senior housing community may be a good fit for the county since seniors are less likely to commute to jobs. Dunnigan is an area where retirees could

- still be close to the Bay (roughly 80 miles from Berkeley). However, there would need to be adequate services and amenities for seniors.
- There would also need to be vanpools and buses to job centers for those who do need to commute.
 - Dunnigan may also be a place for student housing. It's roughly 30 miles from UC Davis.
- The Director of Fourth and Hope (formerly the Wayfarer Center) spoke about the services they provide in Yolo County and opportunities to form new partnerships with the County:
 - In West Sacramento Fourth and Hope is partnering with the City and purchasing foreclosed homes for multifamily housing.
 - They help people get into housing by performing background checks, cosigning, etc.
 - They have purchased three apartment complexes in the county to provide permanent supportive housing.
 - There may be new ways to partner to provide housing. For example, there may be new funding sources, such as the Housing Trust Fund, for long term transitional and permanent supportive housing.
 - Other comments made during the discussion include:
 - A representative of the Farm Bureau spoke about the need for farmworker housing, and suggested the County could develop pre-packaged plans for dormitory style farmworker housing.
 - The Executive Director of Mutual Housing spoke about the importance of preserving the existing stock of low-rent, privately-owned housing, and provided a “best policy practices” handout for a proactive rental housing inspection program. A mandatory rental housing inspection program has been successful in the City of Sacramento.
 - A representative of CHOC talked about the need for permanent farmworker housing, and the potential opportunity to team with developers to purchase farmworker housing. He also discussed the importance of County efforts to streamline development to reduce the cost of conducting CEQA analysis for new residential development. County staff noted that the County is in the process of updating the Zoning Code to remove red tape and facilitate the development process. CEQA reform is an issue of state policy.
 - The creation of the new mixed use zone in Esparto is a great opportunity.
 - Local elected officials should take an advocacy role for a permanent source of State funds for affordable housing.
 - Partnerships will be important to help implement housing programs, especially with such limited County staff resources.
 - There needs to be clarification of farmworker housing needs in Yolo County. There seems to be a lot of conflicting opinions on the types of housing needed for this group.
 - The County should maintain an up-to-date analysis of impact fees. The County noted that it is currently (2012) conducting a study, and that fees in

Yolo County tend to be significantly lower than other jurisdictions in the region.

- The County should work with UC Davis to build more opportunities for higher-wage jobs.
- It is important to avoid overconcentration of affordable and supportive housing.

The draft Housing Element was circulated for comment to the County's nine community advisory committees, four cities, UC Davis, the YochaDehe Wintun Nation, and others to solicit input. Public hearings before the County Planning Commission on March 14, 2013 and Board of Supervisors on April 9, 2013 provided additional opportunities for interested individuals and agencies to comment on the document. County staff and the Consultants presented an overview of the Housing Element Update process and major policies and programs at each hearing.

4. Measures of Housing Affordability

Much of the intent of State law related to the Housing Element focuses on ensuring that sufficient housing can be provided for all income segments of the population. In order to clarify housing need and affordability, State law classifies California households in the economic categories identified below. These economic categories are used to calculate the number of dwellings that the County will need to plan for during the Housing Element period, as required by the State through its Regional Fair Share Housing Needs Allocation Program. By definition, an "affordable dwelling" is one that costs no more than 30 percent of an occupant's gross income.

- **Verylow-income households** are those earning 50 percent or less of the area median income.
- **Low-income households** are those earning between 50 and 80 percent of area median income.
- **Moderate-income households** are those earning between 80 and 120 percent of area median income.
- **Above moderate-income households** are those earning more than 120 percent of area median income.

Table HO-1 shows the purchase prices and rental rates affordable to households in YoloCounty based on the four income levels identified above. Costs are broken down by household size, as required by law. The table details calculations for gross monthly income (GMI), which are extrapolated from the 2012 Area Median Income. Affordable rent levels are calculated at 30 percent of the GMI, including utilities. Affordable housing purchase prices assume a 5 percent down payment, plus a 30-year mortgage at a 4.5 percent fixed annual interest rate, plus taxes and insurance costs with the maximum principal, interest, taxes and insurance (PITI) payment being 30 percent of GMI. The table also includes affordable purchase prices assuming a 20 percent down payment, plus a 30-year mortgage at a 4.5 percent fixed annual interest rate. Most conventional loans require between 5 and 20 percent for a down payment. FHA loans

are mortgages insured by the Federal Housing Administration. These government-based loans require as little as 3.5 percent down. Given the higher down payment requirement for conventional loans, most low-income households would likely require FHA loans. Table HO-1 is a “best-cost” scenario meaning that the affordable rent and house price are calculated based on a household income at the top of the range for each income category.¹ Most households in an income range would have to spend more than 30 percent of GMI for the listed affordable rent and affordable home prices.

¹ This is general practice among California cities in estimating housing affordability.

TABLE HO-1 Ability to Pay for Housing Based on HUD Income Limits, 2012*

Extremely Low-Income Households at 30% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. Monthly Gross Rent ^a	\$404	\$461	\$519	\$576	\$623	\$669
Max. Purchase Price at 5% down ^b	\$66,264	\$75,701	\$85,138	\$94,575	\$102,166	\$109,756
Max. Purchase Price at 20% down ^c	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985
Very Low-Income Households at 50% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. Monthly Gross Rent ^a	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. Purchase Price at 5% down ^b	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. Purchase Price at 20% down ^c	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304
Low-Income Households at 80% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. Monthly Gross Rent ^a	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. Purchase Price at 5% down ^b	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. Purchase Price at 20% down ^c	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Median-Income Households at 100% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. Monthly Gross Rent ^a	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. Purchase Price at 5% down ^b	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. Purchase Price at 20% down ^c	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. Monthly Gross Rent ^a	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. Purchase Price at 5% down ^b	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. Purchase Price at 20% down ^c	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

* Based on the Yolo HUD Metro FMR Area (Yolo County); FY 2012 Median Family Income: \$76,900; HUD FY 2012 Section 8 Income Limits.

^a Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

^b Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

^c Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments

Sources: HUD FY 2012 Yolo County Income Limits (December 1, 2011); MintierHarnish, 2012.

C. Summary of Key Housing Issues

This section summarizes the key issues and findings related to the availability and maintenance of housing adequate to meet the needs of all YoloCounty residents. Each of these issues is explored in greater depth in the following sections of this Housing Element.

1. Housing Affordability

The affordability of housing in YoloCounty varies significantly throughout the unincorporated area. Currently (July 2012), median housing prices range among unincorporated communities from \$75,000 in Madison to \$245,500 to over \$1 million in neighborhoods around Davis, including North Davis Meadows, Patwin Road, and El Macero.² The low end of this range is affordable for almost all households, while the high end of this range is out of reach for most households. The County has been successful overall in providing affordable units. In September 2012 monthly rents for available rental units in the unincorporated area ranged from \$564 to \$1,250.³ These rental units are considered affordable for low-income households.

2. Accommodating All Income Levels

The Sacramento Area Council of Governments (SACOG) distributes the regional housing need allocation provided by the California Department of Housing and Community Development (HCD) to individual jurisdictions within Yolo, El Dorado, Placer, Sacramento, Sutter and YubaCounties. SACOG allocated a total of 427 verylow-income units, 299 low-income units, 351 moderate-income units, and 813 above-moderate-income units to unincorporated Yolo County for a total of 1,890 units for the compliance period of January 1, 2013 through October 31, 2021. YoloCounty has already made progress in fulfilling its housing allocation since the beginning of the compliance period by approving projects that will add to the supply of housing affordable to lower (i.e., very low- and low-), moderate-, and abovemoderate-income households. This element documents that progress and includes policies and programs to further facilitate housing production to meet the RHNA goals for all income groups.

3. LimitedLand Supply for Housing

In an effort to maintain the character of rural residential communities and preserve agricultural land, the County limits sites exclusively available for new housing. Despite this limitation, YoloCounty remains able to meet its housing need through the production of farm dwellings in agricultural areas. Based upon past housing production and projections for future growth, the County estimates that at least 368 new housing units will be produced in agricultural areas within this planning period. Because many of the units constructed in agricultural areas are mobile or manufactured homes, approximately 42 percent of these units are expected to be affordable for very-low-, low-, and moderate-income households. Anticipated affordability levels are based upon construction values of homes from County building permit data since 2008.

²Zillow.com, 2012; Trulia.com, 2012.

³Zillow.com, 2012; Trulia.com, 2012; Craigslist.com, 2012; MintierHarnish, 2012.

4. Need for Affordable Rentals

In September 2012, the median rent for available rental units in the unincorporated county ranged from a low of \$564 per month for a one-bedroom unit to a high of \$1,250 for a four-bedroom unit.⁴ In order to afford the monthly rent on the listed properties in the unincorporated area, a household would need to earn between \$39,500 and \$49,300 per year. Based on comparison with the unincorporated county median income, these rents are affordable for low-income Yolo County households.⁵

5. Infrastructure for Development

The infrastructure capacity in the unincorporated communities presents a constraint to residential development. Sewer and wastewater capacity within existing communities generally can accommodate only limited growth. Esparto and Madison need only incremental expansion of the existing system to accommodate new development. The Esparto Community Services District (CSD) recently identified additional water capacity in the form of a privately-owned well that may be connected to the existing system in the future. They also received a \$50,000 grant to develop a stormwater detention basin. The Madison CSD developed a new well in 2010 to increase system capacity and allow for the decommissioning of two problem wells. However, Knights Landing did not conduct any recent improvements, and will need deeper wells and larger pipes to provide for future development. Infrastructure constraints in several communities (e.g., Dunnigan, Guinda, Clarksburg, Zamora) are severe, as there is no municipal water and sewer provider. As a matter of policy, the County seeks to keep existing towns viable and sustainable, and where possible to improve conditions in towns where services do not currently exist. This will involve establishing new sewer and water systems, finding a resolution to aging and inadequate infrastructure and in some cases modest expansion within community areas to support the infrastructure improvements and ensure a jobs/housing balance. This element includes policies and programs that facilitate the provision of infrastructure to new residential development.

6. Levees and Flooding

Risks associated with flooding present a major constraint on housing in Yolo County. Yolo County has five primary geographic regions with the potential for flooding: the Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, Clarksburg, and Knights Landing); the Colusa Basin Drain (including Knights Landing); Willow Slough (including Madison and Esparto); and Dry Slough (including Winters, DQ University, County Airport, and Davis). In June, 2010, the Federal Emergency Management Agency (FEMA) adopted new Flood Insurance Rate Maps (FIRMs). FEMA determined that the levees along the Sacramento River, Yolo Bypass, and Cache Creek do not meet either the 100-year or 200-year flood protection standard. Thus, all new development in these areas must meet new regulations to raise structures above the new base flood elevations, or provide other flood-proofing construction. Addressing levee safety and flood hazards in these areas will be necessary to enable growth and development to meet the county's housing need.

⁴Zillow.com, 2012; Trulia.com, 2012; Craigslist.com, 2012, MintierHarnish, 2012.

⁵HUD FY 2012 Yolo County Income Limits (December 1, 2011); MintierHarnish, 2012.

The unincorporated communities of Knights Landing and Clarksburg, and the northern portion of Madison are located within an “A” FEMA 100-year flood zone. In Esparto the eastern edge is located in an “AO” FEMA flood zone, the southeastern and southwestern edges are located in a special “X” FEMA flood zone, and a branch of an “A” FEMA flood zone runs through the community between Grafton Street and County Road 21A. The “A” and “AO” FEMA flood zones include lands determined to be within the 100-year flood zone. Zone A has no base flood elevations determined and zone AO has flood depths of one to three feet, usually sheet flow on sloping terrain, with average depths determined. Zone X applies to 500-year flood areas, 100-year flood areas with average depths of less than one foot or with drainage areas less than one square mile, and 100-year areas protected by levees. The towns of Knights Landing and Clarksburg face particularly significant hurdles to residential development, as the depth of flooding in these communities generally means placing the lowest level of livable space on the second or even third floor of new dwellings.

Special development standards are required for development within the A, AO, or X FEMA flood zones. For example, the towns of Clarksburg, Knights Landing, and Yolo are located entirely within the A FEMA 100-year flood zone. Large portions of Patwin Road and North Davis Meadows are also located in the A or AE flood zones. New residential buildings constructed in the A FEMA flood zone must be constructed one foot above the Base Flood Elevation (BFE). Developers in these areas are required to raise the lowest floor, convert the lower area to non-habitable space such as parking, or build a higher foundation to elevate homes built in this area to meet the BFE for the flood zone.

D. Review of Prior Housing Element

Yolo County has taken significant steps to achieve the goals and objectives set in the previous (2008-2013) Housing Element, which was adopted in 2009. The County continues to enact programs and policies that improve housing conditions in Yolo County. This section summarizes the results of the previous Housing Element. The previous Yolo Housing Element directed County, State, and Federal resources during a five-year period from January 1, 2008, to June 30, 2013. The following is a brief discussion of the County’s effectiveness in implementing the programs established in the previous Housing Element. Please refer to Appendix A for a program-by-program review of the previous Housing Element, including quantified review where possible.

1. Provision of Housing to Meet the Prior RHNA

During the previous Housing Element planning period, Yolo County recognized the increasing economic diversity of its residents and the need to provide a range of housing types to accommodate various income levels. To address this issue, the Sacramento Area Council of Governments (SACOG) conducted a Regional Housing Needs Plan (RHNP) for Yolo County, which was adopted on February 21, 2008. The RHNP assessed the housing need for a series of income groups – very low-, low-, moderate-, and above moderate-incomes – and determined a housing objective for each

group. The housing objective was the minimum number of new houses that were to be allocated to each income group to meet their housing need between 2006-2013.

Yolo County's 2006-2013 Regional Housing Needs Allocation (RHNA) was 284 very low-income units, 233 low-income units, 298 moderate-income units, and 588 above moderate-income units. Since 2006 the County has approved a total of 353 new homes in the unincorporated area, while a total of 74 homes were demolished during this same period. This represents 25.2 percent of the total required by SACOG. However, when the West Village project on the UC Davis campus is included (the campus is within unincorporated Yolo County but not under the jurisdiction of the County General Plan), the County has achieved 96.7 percent of the total homes required to be built in its current RHNA goal. The County is generally on track to meet its RHNA requirements to provide housing required for households with different income levels, as follows: 89 percent of very low-income housing (defined as for sale housing priced less than \$178,000); 106 percent of low-income housing (defined as housing between \$178,000 and \$286,000); 93 percent of moderate income-housing (defined as between \$286,000 and \$429,000); and 98 percent of above moderate-income housing (defined as above \$429,000).

The main impediments to housing development are the lack of financing and credit for homebuyers, a depressed national and state housing market, the lack of key infrastructure improvements (community water and sewer systems) in the unincorporated towns, and the imposition of new FEMA flood control restrictions. To expand the availability of sites for multifamily housing and to facilitate the development of housing for lower-income households, Yolo County pursues grant funding from State and Federal programs. The County received a HOME grant of \$3.1 million to develop low-income housing and a Community Development Block Grant (CDBG) grant of \$800,000 to fund infrastructure improvements for low-income housing development. The County has loaned the funds to Mercy Housing California to complete the first phase of an 80-unit, 100 percent affordable housing development in Esparto.

Other programs are provided by the County on a continual basis, such as home buyers assistance programs. During the planning period of the previous Housing Element the County secured two HOME grants totaling \$1.6 million to help with new home buyers assistance programs. The first grant of \$800,000 was awarded to the County in 2005 and dispersed from 2007 to 2008. The second grant of \$800,000 was awarded to the County in 2011 and has yet to be dispersed. The County is currently (2012) preparing a list of eligible applicants. The program will provide up to \$90,000, or 20 percent of the purchase price, including the down payment and closing costs (whichever is less) to eligible home buyers. The County is also working to maintain a website with information on new housing development projects, available programs for new home buyers, and economic assistance programs.

2. Provision of Affordable Housing

Since 2006, Yolo County has subsidized one affordable housing project. As mentioned previously, planning staff has worked closely with the County Economic Development

Manager and housing staff to loan the HOME funds to Mercy Housing California to complete the first phase of an 80-unit very low- and low-income development in Esparto. Phase 1, which began construction in May 2012, includes the first 40 units and the infrastructure to support the units. The complex will be 100 percent restricted to low-income families (below 55 percent of area median income), including both farmworkers and local employees.

In addition, several private, for-profit, housing developments have been completed under the County's Inclusionary Housing Ordinance. Three development projects have been built under the ordinance, which have produced approximately 25 low-income units, one senior citizen facility, 8 acres of dedicated land, and \$342,329 of in-lieu fees dedicated to affordable housing. An additional 34 low-income units have been approved for development under the inclusionary ordinance, consisting of subdivisions in Esparto and Knights Landing, but have not yet been built or completed. Apart from the Inclusionary Housing Ordinance, the County also streamlines permitting processes, waives fees, and pursues California Environmental Quality Act (CEQA) exemptions for affordable housing projects, infill development and agricultural employee housing.

Yolo County has made efforts to remove government constraints to affordable housing and to actually provide affordable housing. On March 24, 2009, the Board of Supervisors established an in-lieu affordable housing fee as part of the inclusionary ordinance for projects that meet specific criteria. These fees are administered by the Economic Development Manager. When combined with CDBG funds, more than \$500,000 has been provided for use in the creation of future affordable housing projects. In addition, the County has regularly granted full or partial waivers of County Facility and Services Authorization (FSA) fees, as well as General Plan cost recovery fees, to qualified affordable housing projects within the cities and unincorporated areas of the county. This can result in significant savings to project builders.

Yolo County has one staff person that works part-time on housing issues. This staff person administers CDBG and related programs that assist first-time home buyers, provide housing rehabilitation loans, and assist disadvantaged communities with infrastructure improvements. The County also has an independent Housing Authority that oversees approximately 320 units of affordable housing in the unincorporated area.

In addition, the County has supplemented its budget for affordable housing by pursuing housing grants from State and Federal programs. During the planning period, the County received five grants, generating \$4,060,000 in available funding. The County received two Housing Preservation grants from HUD totaling \$140,000. The first grant of \$75,000 was awarded to the County in 2009, and the second grant of \$65,000 was awarded in 2011. The County will leverage this funding with revolving CDBG loan funds to rehabilitate substandard housing. In 2008 Yolo County completed the 10-Year Plan to End Homelessness using \$100,000 from the non-entitlement and entitlement districts in the county. The plan was a joint effort with Yolo County, and the cities of West Sacramento, and Winters, which each received \$20,000 in CDBG Technical Assistance

grants to fund the plan, and with the cities of Woodland and Davis, which each contributed \$20,000.

Yolo County has also entered into a Joint Powers Agreement with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates that give home buyers tax credits from the interest paid on their home to lower their monthly payments and make it easier to qualify for a loan. The RCRC receives and distributes the grant funding, \$1.3 million of which is applied in Yolo County each year. The funding provides \$1.5-1.6 million in tax credits that assist about 8 to 10 mortgages.

3. Rehabilitation/Conservation

The County is committed to conserving and rehabilitating already existing housing. Under an assortment of different programs, the County continuously provides services such as comprehensive building code inspections performed at an inspection fee that covers the cost of this service, or free for low-income households. The County also maintains a database that records information regarding housing conditions, inspection results, and repairs for residences that have been tagged for non-conformance. The County will continue to allow nonconforming dwelling units to be rehabilitated provided that the nonconformity is not increased and there is no threat to public health and safety. The County also offers the Housing Rehabilitation Loan Program, which makes low-interest loans available to county residents for health and safety related renovations.

In the past the County Planning and Public Works Department was involved with preserving at-risk affordable housing units and mobile home parks, administering a maintenance program for mobile home and recreational vehicle parks, and preserving affordable units through HUD's conversion voucher program. However, given limited resources, the County has not provided services through these programs since 2006.

4. Energy Conservation

Yolo County encourages energy conservation with ongoing programs that work to implement State conservation standards, such as requiring building permit applicants to satisfy the State's energy conservation regulations (Title 24). Yolo County is currently revising the Building Code to adopt the 2010 California Building Code, including CALGreen standards to increase energy efficiency and water conservation. The County also adopted a Climate Action Plan (CAP) on February 1, 2011. The CAP includes the goals of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, to 27 percent below 1990 levels by 2030, to 53 percent below 1990 levels by 2040, and to 80 percent below 1990 levels by 2050. The CAP includes 15 primary measures with performance targets and 19 supporting measures for agriculture, transportation and land use, building energy, and solid waste and wastewater to help achieve GHG emission reductions. In the past the County also partnered with PG&E to provide free energy conservation assessments of all its affordable rental housing and to make energy conservation improvements. However, no assessments have been completed since 2006.

5. Cooperation/ Coordination

The County maintains ongoing programs to ensure cooperation and coordination between agencies, programs, and planning documents. The County conducts an ongoing review of the County's General Plan to ensure internal consistency and consistency with its Zoning Ordinance. The County is currently updating the Zoning Ordinance and associated land development regulations for consistency with the General Plan. The County also assesses community plans for consistency with countywide housing goals and needs, and conducts annual reviews of the Housing Element.

E. Community Profile

This section provides detailed information on population, household, and employment characteristics and trends in unincorporated Yolo County and the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA).⁶ The analysis uses numbers from the 2010 Census and American Community Survey, the U.S. Department of Housing and Urban Development (HUD), and the California Employment Development Department (EDD), as well as estimates from the California Department of Finance (DOF). Projections from the Sacramento Area Council of Governments (SACOG) further illuminate demographic conditions and trends anticipated during this Housing Element planning period.

1. Population Characteristics

a. Population Growth

According to DOF estimates reported in Table HO-2, the unincorporated Yolo County population (including persons in group quarters) was 24,391 in 2010. About 24 percent of the unincorporated county's population, or 5,868 people, live in group quarters, primarily (99 percent) in university housing at UC Davis.⁷ The Census data indicates a 13.7 percent increase in population from 2000 to 2010. In contrast, the total population of the Sacramento-Yolo CMSA grew by over 19 percent during the same time period.

⁶ The Sacramento-Yolo CMSA, a U.S. Census-defined geography, consists of El Dorado, Placer, Sacramento, and Yolo Counties.

⁷ From the 2000 Census to the 2010 Census, the definition for group quarters changed to allow student housing units being owned or leased privately to count toward the group quarters total. In the 2010 Census, many independently-owned apartment buildings that were considered "student housing" were included in the college group quarters count. However, the 2010 Census applied this methodology inconsistently throughout the state. In Yolo County the 2010 Census still categorized student housing as households, not group households. The DOF benchmark data, on the other hand, revised the Census information to apply consistent methodology. Therefore, the 2000 Census and 2010 DOF data is not comparable to estimate percent change.

TABLE HO-2 Population and Household Trends, 2000 and 2010

	2000	2010	Percent Change 2000-2010
Unincorporated YoloCounty			
Population	21,457	24,391	13.7%
Population in Households ^a	17,914	18,523	3.4%
Group Quarters ^a	3,543	5,868	65.6%
Households	6,762	7,253	7.3%
Average Household Size	2.71	2.82	4.1%
Household Type			
Households with Children ^b	39%	32%	
Households without Children	61%	68%	
Tenure			
Owner	62%	60%	
Renter	38%	40%	
Sacramento-Yolo CMSA^c			
Population	1,796,857	2,149,127	19.6%
Population in Households	1,759,907	2,113,181	20.1%
Population in Group Quarters	36,950	35,946	-2.7%
Households	665,298	787,667	18.4%
Average Household Size	2.65	2.65	0.0%
Household Type			
Households with Children ^b	37%	35%	
Households without Children	63%	65%	
Tenure			
Owner	61%	61%	
Renter	39%	39%	

^a The differences in the number and percent change in these categories are due to differences in enumeration based on revised definitions for the categories. See the footnote on the previous page for more information.

^b Households with children have at least one member under the age of 18.

^c The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: SACOG Housing Element Data Profiles, November 2012; Census 2000 and 2010; California Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 2012.

b. Age Composition

Table HO-3 shows the 2000 and 2010 age distributions for the populations in both the unincorporated county and the Sacramento-Yolo CMSA. Estimates of the median age in Yolo County are lower than for the CMSA: 30 years as compared to 36, in 2010. This trend occurs because the county has a much higher percentage of people ages 18 to 24 (24 percent), as a result of the number of students living at the University, than the CMSA (10 percent). This age group also increased by 5 percent from 2000 to 2010, while holding constant in the CMSA. In the county the median age increased slightly between 2000 and 2010, from 29.5 to 30.4 years of age. Similarly, the median age in the CMSA increased slightly between 2000 and 2010, from 35.1 to 36.0 years.

Between 2000 and 2010 the share of children as a component of the overall population declined in both the CMSA and the unincorporated county. In the unincorporated county, an estimated 20 percent of the population was under the age of 18 in 2010, compared to 24 percent in 2000. The decline was much slighter in the CMSA, falling from 27 percent of the total population in 2000 to 25 percent in 2010. While the decline in share represented a net decrease in the number of children residing in unincorporated Yolo County between 2000 and 2010, the number of children in the CMSA grew during that timeframe. The 35 to 44 age bracket represents the only other age category to experience a net decline in population between 2000 and 2010 in the unincorporated county.

The share of elderly persons in the unincorporated county has increased from 10 percent in 2000 to 11 percent in 2010. In addition, the share of persons between the ages of 55 and 64 also rose from 8 percent in 2000 to 11 percent in 2010 in the unincorporated county and from 8 percent to 12 percent in the CMSA.

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TABLE HO-3 Age Distribution, 2000 and 2010

Age Range	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2010		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	5,153	24%	4,895	20%	486,631	27%	534,944	25%
18 - 24	4,180	19%	5,870	24%	174,564	10%	221,947	10%
25 - 34	2,730	13%	2,856	12%	248,411	14%	291,231	14%
35 - 44	2,919	14%	2,312	10%	293,566	16%	283,516	13%
45 - 54	2,628	12%	2,946	12%	245,456	14%	311,051	15%
55 - 64	1,723	8%	2,744	11%	144,678	8%	248,030	12%
65 and Over	2,128	10%	2,768	11%	203,551	11%	258,408	12%
Total Population	21,461	100%	24,391	100%	1,796,857	100%	2,149,127	100%
Median Age^b	29.5		30.4		35.1		36.0	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b Median age numbers for all of Yolo County.

Sources: SACOG Housing Element Data Profiles, November 2012; Census 2000 and 2010.

c. Projected Population Growth

Table HO-4 details the Sacramento Area Council of Governments (SACOG) population projections for unincorporated Yolo County and its cities through 2035. According to SACOG projections, the population of unincorporated Yolo County and the county as a whole are anticipated to grow by an average of 1.4 percent annually over the 27-year period. Growth in the unincorporated county is not expected to occur evenly across communities, with higher growth rates projected for the cities of West Sacramento and Winters and lower growth rates projected for the cities of Davis and Woodland, and for the unincorporated communities of Clarksburg, and Dunnigan-Knights Landing, through 2035. By 2020, SACOG projects a total population of just under 30,000 for the unincorporated county, and nearly 225,000 countywide.

TABLE HO-4 Population Projections, 2008 to 2035

	Projected Population			Projected Average Annual Change 2008-2035
	2008	2020	2035	
Yolo County Total	189,506	224,647	277,139	1.4%
Davis	63,923	69,301	78,060	0.7%
Winters	6,148	7,139	9,623	1.7%
Woodland	50,379	56,040	66,041	1.0%
West Sacramento	45,098	62,346	88,659	2.5%
Unincorporated Yolo County	23,958	29,821	34,756	1.4%
<i>Clarksburg^a</i>	983	963	1,014	0.1%
<i>Dunnigan-Knight's Landing^a</i>	3,971	4,366	4,853	0.8%
<i>Esparto-Capay^a</i>	5,016	5,618	7,432	1.5%
<i>Rest of Unincorporated County^b</i>	13,988	18,874	21,457	1.6%

^a Data for Regional Analysis Districts (RADs) are based on projections reported for SACOG minor zones. RADs are areas defined by SACOG for the purpose of estimating population and housing data. The minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers. The following minor zones were used for the five study geographies within the unincorporated County:

Clarksburg:	53
Dunnigan-Knights Landing:	56
Esparto-Capay:	54

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan-Knights Landing, and Esparto.

Source: SACOG, May 12, 2012.

2. Household Characteristics

a. Household Growth

Based on DOF estimates shown in Table HO-2, the number of households in unincorporated Yolo County increased by fewer than 500 between 2000 and 2010, totaling approximately 7,253 households in 2010. This represents a 7 percent increase in households in the unincorporated county over that period of time. In that same timeframe, the number of households in the CMSA increased by over 18 percent, for a total of 787,667 households by 2010.

b. Household Size

As reported in Table HO-2, the average household size in the county increased from 2.71 to 2.82 persons per household and the average household size in the CMSA decreased held constant at 2.65 persons per household.

c. Household Type

Table HO-2 further details the composition of households in unincorporated Yolo County and the Sacramento-Yolo CMSA. Based on 2010 Census data, the share of households with children decreased in both the unincorporated county and the CMSA between 2000 and 2010.⁸ Approximately 39 percent of households in unincorporated Yolo County included children in 2000, compared to 32 percent in 2010. In the CMSA, an estimated 35 percent of households had children in 2010, a decrease from 37 percent in 2000.

d. Tenure

As shown in Table HO-2, the distribution of households between owners and renters shifted slightly between 2000 and 2010 in unincorporated Yolo County according to the 2010 Census. In 2000 approximately 62 percent of households owned their own home, while 38 percent rented. The proportion of owner households decreased to 60 percent in 2010, while renters increased to 40 percent. In contrast, the share of owner-occupied households and renter households in the CMSA held constant at 61 percent and 39 percent respectively from 2000 to 2010.

e. General Income Characteristics

As shown in Table HO-5, the 2010 American Community Survey estimates that in unincorporated Yolo County and the CMSA the number of households with annual incomes below \$35,000 decreased between 1999 and 2009. In the unincorporated county, the share of households with incomes below \$35,000 decreased from 42 percent to 30 percent. In the CMSA, the decline was from 37 percent in 1999 to 29 percent in 2009.

The share of households with incomes between \$35,000 and \$75,000 also decreased between 1999 and 2009 in the unincorporated county and in the CMSA. Furthermore, the share of households with incomes over \$75,000 increased in both areas between 1999 and 2009. In the unincorporated county, the percentage of households with

⁸ Households with children have at least one member under the age of 18.

incomes of \$75,000 or more grew from 24 percent to 45 percent, while in the CMSA the share of households rose from 26 percent to 40 percent.

Overall, median incomes in the unincorporated county were lower than the CMSA's median income estimates in both 1999 and 2009. The median household income in the unincorporated county rose from \$40,527 in 1999 to \$57,077, or by 48 percent, in 2009, while the CMSA's median household income increased from \$48,401 to \$60,330 or 25 percent over the same timeframe. These household income numbers are not adjusted for inflation.

When adjusted for inflation, income has actually remained stagnant and even decreased in many parts of the State and country over the past decade. In Yolo County, the median income did increase by 7.6 percent from 1999 to 2009, from \$52,188 in 1999 (2009 dollars) to \$57,077 in 2009. In contrast, median income decreased by 4.8 percent in the CMSA from \$62,328 in 1999 (2009 dollars) to \$60,330 in 2009. Evidence shows that much of this income stagnation has affected the younger generation (ages 25 to 34) – the generation that is expected to be forming new households and purchasing their first homes. So while the housing market has become more affordable during this recession (discussed later in this report), buying power, especially for first-time homebuyers, has declined.

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TABLE HO-5 Household Income Distribution, 1999 and 2009

Income Range	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	1999		2009		1999		2009	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$15,000	951	15%	848	12%	89,724	13%	74,701	10%
\$15,000 - \$24,999	817	13%	676	10%	76,209	11%	70,777	9%
\$25,000 - \$34,999	909	14%	580	8%	81,774	12%	74,071	10%
\$35,000 - \$49,999	1,008	16%	801	12%	110,391	17%	102,197	13%
\$50,000 - \$74,999	1,146	18%	871	13%	136,746	21%	145,988	19%
\$75,000 - \$99,999	512	8%	985	14%	77,439	12%	106,114	14%
\$100,000 - \$149,999	558	9%	1,072	16%	62,614	9%	119,997	15%
\$150,000 or more	463	7%	1,039	15%	30,402	5%	81,587	11%
Total Households	6,365	100%	6,872	100%	665,298	100%	775,432	100%
Median Household Income^b	\$40,527		\$57,077		\$48,401		\$60,330	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b Median household income numbers for all of Yolo County.

Sources: SACOG Housing Element Data Profiles, November 2012; Census 2000; American Community Survey 5-year Estimates 2006-2010.

f. Household Income Levels

Table HO-6 details the number of households in Yolo County by jurisdiction, tenure, and income category based on incomes reported in the HUD 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data set. This is the latest data set for which such detailed size-adjusted household income levels based on actual survey data are available. Overall, the share of unincorporated county households in each of the income categories generally paralleled the countywide pattern, within 2 to 4 percent for each category. In most cases, the breakdown between owner-occupied and rental housing were similar within each income category, again with a deviation of between 2 and 4 percent. However, a slightly higher share of renter-occupied households in the unincorporated county, 31 percent, fell in the above-median category as compared to 25 percent of renter-occupied households in the overall county and 17 percent of renters in the CMSA.

g. Race and Ethnicity

As detailed in Table HO-7, the proportion of Hispanic or Latino households in unincorporated Yolo County, with 24 percent of total households, surpassed the share in the CMSA by almost 10 percent in 2010. The share of Hispanic or Latino households increased in both geographies between 2000 and 2010. In the unincorporated county, the share of Hispanic or Latino households increased from 22 percent in 2000 to 24 percent in 2010, while in the CMSA the share rose from 11 to 15 percent over the same period of time.

In addition, the share of Asian households rose over the same time-period in both unincorporated Yolo County (8 percent) and the Sacramento-Yolo CMSA (6 percent). During the same period, the share of white households decreased in both unincorporated Yolo County (by 12 percent) and the Sacramento-Yolo CMSA (by 8 percent). While the share of non-Hispanic or Latino households decreased from 78 to 76 percent in the unincorporated county and 89 to 85 percent the CMSA between 2000 and 2010, the actual number of households with these characteristics increased during that period in both study areas.

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TABLE HO-6. Household Income Category Distribution, 2009

Household Income Category Distribution, 2009	Extremely Low-Income Household Income <= 30% MFI		Very-Low-Income Household Income >30 to <=50% MFI		Low-Income Household Income > 50 to <=80% MFI		Median-Income Household Income >80 to <100% MFI		Above-Median-Income Household Income >100% MFI		Total Households	
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total
Owner Occupied												
Yolo County	2,035	6%	2,600	7%	4,780	13%	3,360	9%	24,120	65%	36,895	100%
Davis	400	4%	380	4%	685	7%	640	6%	7,885	79%	9,990	100%
Winters	25	2%	145	10%	140	10%	215	15%	885	63%	1,410	100%
Woodland	510	5%	755	7%	1,750	16%	1,045	10%	6,780	63%	10,840	100%
West Sacramento	710	7%	980	10%	1,680	17%	1,120	11%	5,570	55%	10,060	100%
Unincorp. Yolo County	390	8%	340	7%	525	11%	340	7%	3,000	65%	4,595	100%
Renter Occupied												
Yolo County	8,285	27%	5,825	19%	5,870	19%	3,045	10%	7,580	25%	30,605	100%
Davis	3,885	30%	2,085	16%	2,180	17%	1,205	9%	3,460	27%	12,815	100%
Winters	220	30%	55	7%	195	26%	70	9%	200	27%	740	100%
Woodland	1,700	22%	1,555	20%	1,860	24%	905	12%	1,585	21%	7,605	100%
West Sacramento	1,705	27%	1,420	22%	1,160	18%	650	10%	1,380	22%	6,315	100%
Unincorp. Yolo County	775	25%	710	23%	475	15%	215	7%	955	31%	3,130	100%
Total Households												
Yolo County	10,320	15%	8,425	12%	10,650	16%	6,405	9%	31,700	47%	67,500	100%
Davis	4,285	19%	2,465	11%	2,865	13%	1,845	8%	11,345	50%	22,805	100%
Winters	245	11%	200	9%	335	16%	285	13%	1,085	50%	2,150	100%
Woodland	2,210	12%	2,310	13%	3,610	20%	1,950	11%	8,365	45%	18,445	100%
West Sacramento	2,415	15%	2,400	15%	2,840	17%	1,770	11%	6,950	42%	16,375	100%
Unincorp. Yolo County	1,165	15%	1,050	14%	1,000	13%	555	7%	3,955	51%	7,725	100%

Note: Numbers reported above are based on the HUD-published CHAS 2005-2009 data series. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Yolo County. Total household numbers may vary from those reported in Table HO-3 due to different estimation methodologies

Source: SACOG Housing Element Data Profiles, November 2012; HUD CHAS, 2011

TABLE HO-7, Household by Race/Ethnicity, 2000 and 2010

Household Race/Ethnicity	Unincorporated YoloCounty				Sacramento-Yolo CMSA ^a			
	2000		2010		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Not Hispanic or Latino								
White	4,202	66.0%	4,722	61.6%	473,679	71.2%	509,519	64.7%
Black of African American	133	2.1%	136	1.8%	43,586	6.6%	55,279	7.0%
American Indian & Alaska Native	57	0.9%	58	0.8%	4,928	0.7%	4,924	0.6%
Asian	429	6.7%	765	10.0%	46,990	7.1%	75,343	9.6%
Native Hawaiian & Other Pacific Islander	5	0.1%	15	0.2%	2,053	0.3%	4,107	0.5%
Some Other Race	9	0.1%	18	0.2%	1,361	0.2%	1,338	0.2%
Two or More Races	123	1.9%	146	1.9%	17,911	2.7%	21,610	2.7%
<i>Subtotal: Not Hispanic or Latino</i>	<i>4,958</i>	<i>78%</i>	<i>5,860</i>	<i>76%</i>	<i>590,508</i>	<i>89%</i>	<i>672,120</i>	<i>85%</i>
Hispanic or Latino								
White	556	8.7%	727	9.5%	32,577	4.9%	54,117	6.9%
Black of African American	9	0.1%	8	0.1%	903	0.1%	1,757	0.2%
American Indian & Alaska Native	18	0.3%	26	0.3%	1,703	0.3%	2,693	0.3%
Asian	5	0.1%	7	0.1%	671	0.1%	1,305	0.2%
Native Hawaiian & Other Pacific Islander	2	0.0%	4	0.1%	139	0.0%	231	0.0%
Some Other Race	748	11.8%	950	12.4%	33,086	5.0%	46,927	6.0%
Two or More Races	69	1.1%	89	1.2%	5,711	0.9%	8,517	1.1%
<i>Subtotal: Hispanic or Latino</i>	<i>1,407</i>	<i>22%</i>	<i>1,811</i>	<i>24%</i>	<i>74,790</i>	<i>11%</i>	<i>115,547</i>	<i>15%</i>
Total Households	6,365	100%	7,671	100%	665,298	100%	787,667	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
Sources: Census 2000, 2010.

h. Projected Household Growth

As detailed in Table HO-8, SACOG projects the number of households in the unincorporated county will grow by an average of 1.3 percent annually, reaching nearly 13,838 households by 2020. The projected average annual growth rate for the overall county is also about 1.3 percent. Paralleling SACOG's population projections, SACOG expects the community of Esparto-Capay to experience a higher household growth rate than other communities in the unincorporated county. Esparto-Capay is projected to increase by 1.4 percent, which is double the rate of Dunnigan-Knights Landing (0.7 percent). Clarksburg is not expected to grow by 2035. However, the bulk (84 percent) of growth in new households between 2008 and 2020 is expected to occur outside of the unincorporated communities listed, either on farm properties or as a part of UC Davis.

TABLE HO-8 Household Projections, 2008 to 2035

	Projected Households			Projected Average Annual Change 2008-2035
	2008	2020	2035	
Yolo County Total	73,024	89,381	104,080	1.3%
Davis	25,462	27,994	29,311	0.5%
Winters	2,014	2,441	3,079	1.6%
Woodland	18,143	21,053	23,347	0.9%
West Sacramento	16,529	24,055	32,803	2.6%
Unincorporated Yolo County	10,876	13,838	15,540	1.3%
<i>Clarksburg^a</i>	410	407	412	0.0%
<i>Dunnigan-Knights Landing^a</i>	1,479	1,671	1,772	0.7%
<i>Esparto-Capay^a</i>	1,929	2,213	2,792	1.4%
<i>Rest of Unincorporated County^b</i>	7,058	9,547	10,564	1.5%

^a Data for Regional Analysis Districts (RADs) are based on projections reported for SACOG minor zones. RADs are areas defined by SACOG for the purpose of estimating population and housing data. The minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers. The following minor zones were used for the five study geographies within the unincorporated County:

Clarksburg:	53
Dunnigan-Knights Landing:	56
Esparto-Capay:	54

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan-Knights Landing, and Esparto-Capay
 Source: SACOG, May 12, 2012.

3. Employment

a. Employment Type

Table HO-9 presents employment estimates for Yolo County (including cities and the unincorporated county) provided by the California Employment Development Department (EDD). Total employment in Yolo County decreased at an average rate of 0.9 percent annually between 2005 and 2011. However, employment in some sectors increased. The farm sector grew at an estimated average rate of 5.4 percent annually, representing the highest growth rate across industry sectors. The second fastest-growing sector, retail trade, grew annually by 2.1 percent on average. Government services, with around 36,000 employees, represent approximately 38 percent of all employment in the county. Employment at UC Davis (the largest employer in Yolo County) is categorized by EDD in the State government sector, which falls under government services. The second largest employer in Yolo County is the Cache Creek Casino, with approximately 2,500 jobs.

While some industry sectors experienced employment growth between 2005 and 2011, employment in most sectors declined. Construction exhibited the greatest rate of decline over the six years, with an average 8.1 percent annual decline. This represents a decrease of 2,100 jobs over the study period. Durable goods manufacturing, nondurable goods manufacturing, and financial activities fell by 1,000, 900, and 700 jobs, respectively, between 2005 and 2011, equaling a 4.8 percent average annual decline in all three sectors.⁹

⁹ Nondurable goods possess a shorter usable life than durable goods and include items such as food, cleaning products, paper and paper products, and cosmetics. Durable goods include items such as home furnishings, electronics, cars, and appliances.

TABLE HO-9 Yolo County Annual Average Industry Employment, 2005-2011

Industry Sector	YoloCounty							Average Annual % Change 2005-2011
	2005	2006	2007	2008	2009	2010	2011	
Farm	3,800	4,200	4,300	4,700	4,900	4,900	5,200	5.4%
Natural Resources and Mining	200	300	300	300	100	200	200	0.0%
Construction	5,300	5,400	5,500	4,800	4,000	3,500	3,200	-8.1%
Durable Goods Mfg.	3,500	3,600	3,300	3,000	2,400	2,500	2,500	-5.5%
Nondurable Goods Mfg.	3,100	3,000	2,700	2,800	2,800	2,700	2,200	-5.6%
Wholesale Trade	4,900	5,100	5,300	5,300	4,600	4,200	4,300	-2.2%
Retail Trade	6,900	6,900	7,700	8,000	7,700	7,700	7,800	2.1%
Transportation, Warehousing and Utilities	7,700	7,600	8,000	7,900	6,900	6,400	6,400	-3.0%
Information	1,100	1,200	1,200	1,100	1,000	1,000	1,000	-1.6%
Financial Activities	3,700	3,700	4,300	3,500	3,500	3,100	3,000	-3.4%
Professional and Business Services	8,000	7,900	8,100	7,700	7,100	6,900	7,000	-2.2%
Educational and Health Services	6,200	6,200	6,600	6,800	6,800	6,900	6,900	1.8%
Leisure and Hospitality	6,600	6,800	6,600	6,700	6,700	6,400	6,500	-0.3%
Other Services	1,800	1,900	2,000	2,100	2,000	1,900	2,000	1.8%
Government	36,400	36,600	36,200	36,700	36,800	36,200	36,000	-0.2%
Total, All Industries^a	99,200	100,500	101,900	101,200	97,300	98,800	93,900	-0.9%

^a The "Total, All Industries" field may not equal the sum of individual industry sectors due to rounding.
 Source: California Employment Development Department, 2012.

b. Projected Employment Growth

As reported in Table HO-10, SACOG projects an average annual employment growth rate of 0.8 percent between 2008 and 2035 in the unincorporated county. In comparison, SACOG expects employment in Yolo County overall, including the cities, to grow at an average rate of 1.2 percent per year. Esparto-Capay, where the Cache Creek Casino is located, is the area of the unincorporated county that is expected to experience the most growth by 2035.

TABLE HO-10 Employment Projections, 2008 to 2035

	2008	2020	2035	Projected Average Annual Change 2008-2035
Total Employment				
Yolo County Total	102,378	113,381	141,022	1.2%
Davis	16,015	17,061	19,857	0.8%
Winters	1,971	2,221	3,097	1.7%
Woodland	25,423	28,344	32,224	0.9%
West Sacramento	32,759	38,075	53,599	1.8%
Unincorporated Yolo County	26,210	27,680	32,245	0.8%
<i>Clarksburg</i>	340	380	432	0.9%
<i>Dunnigan-Knights Landing</i>	1,171	1,162	1,396	0.7%
<i>Esparto-Capay</i>	3,703	4,116	5,834	1.7%
<i>Rest of Unincorporated County^b</i>	20,996	22,022	24,583	0.6%

^a Data for Regional Analysis Districts (RADs) are based on projections reported for SACOG minor zones. RADs are areas defined by SACOG for the purpose of estimating population and housing data. The minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers. The following minor zones were used for the five study geographies within the unincorporated county:

Clarksburg:	53
Dunnigan-Knights Landing:	56
Esparto-Capay:	54

^b Data for the Rest of Unincorporated County are the difference between unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan-Knights Landing, and Esparto-Capay
Source: SACOG, May 12, 2012.

Table HO-11 provides more detailed projections for employment by industry from the California Employment Development Department. These projections are only available by Metropolitan Statistical Area. The greatest projected employment growth for the Sacramento-Arden Arcade-Roseville MSA occurs in the education services, health care, and social assistance industries, which are expected to increase by 26.2 percent from 2008 to 2018. Employment in this category includes jobs at UC Davis.

TABLE HO-11 Employment Projections for Fastest Growing Industries, Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area, 2008 to 2018

	2008	2018	Percent Change 2008-2018
Total Employment*			
Education Services, Health Care, and Social Assistance	99,400	125,400	26.2%
Health Care and Social Assistance	86,500	109,000	26.0%
Professional, Scientific, and Technical Services	55,700	68,500	23.0%
Professional and Business Services	110,100	129,700	17.8%
Arts, Entertainment, and Recreation	14,200	16,400	15.5%
Administrative and Support and Waste Management and Remediation Services	45,600	52,000	14.0%
Leisure and Hospitality	85,900	97,400	13.4%

* Employment

projections are for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area, which includes Sacramento, Placer, Yolo, and El Dorado Counties.

Source: Employment Development Department 2008-2018 Industry Employment Projections, 2009.

c. Ratio of Jobs to Housing

Based on SACOG estimates of 2008 jobs and dwelling units, Table HO-12 highlights the number of jobs relative to the number of dwelling units in various community areas within Yolo County. The numbers in the table do not correspond exactly to specific city or unincorporated community boundaries, due to the fact that the SACOG minor zone level data aggregated for this analysis do not follow jurisdictional lines.

Additionally, Table HO-12 associates unincorporated area employment on the UC Davis campus with the City of Davis, since the campus relies so much on the city for student, staff, and faculty housing and the city relies heavily on the campus as a local employment center. Therefore, Table HO-12 provides a general indicator of the jobs-housing balance in different community areas within the county.

The table shows that Yolo County overall has more jobs than dwelling units, particularly in the Capay Valley and the unincorporated area near Davis, due to job growth at the casino and university, respectively.

TABLE HO-12 YOLO COUNTY EXISTING JOBS/HOUSING BALANCE, 2008

Area/Jurisdiction	Jobs	Dwelling Units	Jobs/Housing Ratio*
Yolo County Total	102,378	72,391	0.94
Davis	16,015	25,639	0.42
Winters	1,971	2,075	0.63
Woodland	25,423	19,238	0.88
West Sacramento	32,759	17,825	1.23
Unincorporated Yolo County	26,210	7,614	2.30
<i>Clarksburg</i>	340	410	0.55
<i>Dunnigan-Knights Landing</i>	1,171	1,479	0.53
<i>Esparto-Capay</i>	3,703	1,929	1.28
<i>Rest of Unincorporated County</i>	20,996	2,026	6.91

* Assumes 1.5 working persons per dwelling unit.
Source: SACOG, 2012.

F. Housing Profile

The following section draws on several different data sources to detail the current housing conditions in unincorporated Yolo County. Sources of information include the 2000 Census, the 2010 American Community Survey, the California Department of Finance (DOF), Zillow.com, Trulia.com, and Craigslist.com, as well as information gathered through a phone survey on apartment rents in Yolo County. As in the previous section, housing information for the Sacramento-Yolo CMSA is provided when available. This section also identifies housing conditions in Yolo County that require action from the County. When action is required, this section references actions contained in Section K of the Housing Element.

1. Vacancy Rates

According to vacancy rate data from DOF, vacancy levels significantly increased in unincorporated Yolo County between 2000 and 2012. As detailed in Table HO-13, vacancy rates in the unincorporated county rose from 5.7 percent to 9.6 percent over 12 years. The 9.6 percent vacancy rate translates into 696 vacant units in 2012. The CMSA exhibited the same vacancy rate of 9.6 percent in 2012. Typically, a vacancy rate of 5 percent is considered to be an indicator of a healthy housing market with sufficient availability and options for residents. Current vacancy rates far exceed this level.

2. Units by Type

Table HO-13 provides further information regarding the composition of housing in the unincorporated county and the CMSA. According to DOF estimates, as would be expected for a rural county, single family detached homes comprised 80 percent of housing in the unincorporated county in 2012, significantly more than in the CMSA. Unincorporated Yolo County had a smaller share of multifamily units relative to the CMSA. In the unincorporated county, only 1 percent of housing units were in structures with five or more units, while in the CMSA, 16 percent of all units were in such

multifamily buildings. However, as noted earlier in Table HO-2, from the 2000 Census to the 2010 Census, the definition for group quarters changed to allow privately-owned or leased student housing units to count toward the group quarters total. In the 2010 Census, many independently-owned apartment buildings that were considered “student housing” were included in the college group quarters count. However, the 2010 Census applied this methodology inconsistently throughout the state. In Yolo County the 2010 Census still categorized student housing as households, not group households. The DOF benchmark data, on the other hand, revised the 2010 Census information to apply consistent methodology. Therefore, the differences between the 2000 Census data and the 2012 DOF data is due to differences in reporting methodology rather than in growth or decline.

In 2012, mobile homes represented 12 percent of all housing units in the unincorporated county. This number is significantly higher than the 3 percent within the CMSA, suggesting that mobile homes are an important source of affordable housing in YoloCounty. Actions HO-A3 and A5 identify ways that the County will help preserve mobile homes as a source of affordable housing.

TABLE HO-13 Housing Stock Characteristics, 2000 and 2012

	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2012		2000		2012	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Total Housing Units								
Occupied Housing Units	6,399	94.3%	6,589	90.4%	665,298	93.1%	790,946	90.4%
Vacant Housing Units	385	5.7%	696	9.6%	49,683	6.9%	84,467	9.6%
Units in Structure								
1-Unit Detached	4,541	67%	5,820	80%	469,547	66%	595,365	68%
1-Unit Attached	306	5%	201	3%	42,920	6%	44,921	5%
2 to 4 Units	193	3%	275	4%	49,822	7%	64,696	7%
5 or More Units ^b	807	12%	84	1%	124,556	17%	143,758	16%
Mobile Home, Boat, RV, etc.	937	14%	905	12%	28,136	4%	26,673	3%
Total Units	6,784	100%	7,285	100%	714,981	100%	875,413	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b This change in the number of units per structure is due to a difference in enumeration based on definition changes. See text on page 36 for more information.

Sources: Census 2000; California Department of Finance, 2012.

3. Age of Housing Stock

Table HO-14 shows the age of the housing stock in both unincorporated Yolo County and the Sacramento-Yolo CMSA in 2010. According to the 2010 American Community Survey, the unincorporated county had an older housing stock relative to the CMSA. A total of 25 percent of housing units in the unincorporated county were built between 1990 and 2010. In the CMSA, 31 percent of the housing stock was built in that timeframe. Moreover, while approximately 23 percent of housing units in the unincorporated county were built prior to 1950, only 9 percent of the housing stock in the CMSA was built during that period. This reflects Yolo County’s land use policies that emphasize managed growth, in contrast to other jurisdictions within the CMSA.

Figure HO-1 provides some geographic detail, by Census tracts, of the age of housing stock in unincorporated Yolo County in 2010. Most of the Census tracts in unincorporated Yolo County had older housing units, with between 50 and 75 percent of the housing stock built prior to 1980. Between 75 and 100 percent of the units in Census tracts on the far eastern part of the county were built before 1980.

TABLE HO-14 Housing Stock by Year Built, 2010

Year Structure Built	Unincorporated Yolo County		Sacramento-Yolo CMSA ^a	
	Number of Units	% of Total	Number of Units	% of Total
2005 or later	428	6%	41,951	5%
2000 to 2004	793	10%	104,389	12%
1990 to 1999	659	9%	123,063	14%
1980 to 1989	1,103	14%	147,280	17%
1970 to 1979	1,096	14%	169,744	20%
1960 to 1969	1,094	14%	100,313	12%
1950 to 1959	677	9%	96,827	11%
1940 to 1949	416	5%	36,269	4%
1939 or earlier	1,357	18%	42,026	5%
Total Units^b	7,623	100%	861,862	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
 Source: 2006-2010 American Community Survey 5-year Estimates.

Figure HO-1 Percentage of Housing Units Built Prior to 1980

4. Condition of Housing Stock

This section examines the condition of housing in Yolo County. The availability of plumbing facilities is commonly used to ascertain whether there is a substantial number of housing units that are substandard. Throughout Yolo County, all Census tracts had full plumbing facilities in at least 99 percent of the total housing units.

Table HO-15 details the results of a visual housing conditions survey conducted by Bay Area Economics (BAE) staff in the unincorporated Yolo County towns of Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison during August of 2007. The housing conditions survey focused on tallying the number of dilapidated units within each of the town grids and did not attempt to survey all houses in the rural portions of each town of Yolo County. The assessments were based strictly on the exterior condition of housing as visible from the public right-of-way, following standard practice for this type of community housing survey. Units were categorized as dilapidated if they were observed to have five or more minor defects, such as missing roof shingles or peeling paint; two or more major defects, such as a hole in the roof; or one critical defect, such as a boarded up exterior. An example survey form that shows the various ranking criteria may be found in Appendix B.

TABLE HO-15 **Unincorporated Yolo County Housing Conditions Survey, August 2007**

Community	Est. Total Number of Units, 2005 ^a	Units in Good Condition ^b		Units in Fair Condition ^c		Units in Dilapidated Condition ^d	
		Number of Units	% of Total Units	Number of Units	% of Total Units	Number of Units	% of Total Units
Clarksburg	179	179	100%	0	0%	0	0%
Dunnigan	404	383	95%	5	1%	16	4%
Esparto	783	777	99%	3	0%	3	0%
Knights Landing	383	369	96%	7	2%	7	2%
Madison	158	145	92%	6	4%	7	4%

^a Represents the total number of housing units in each community as estimated by SACOG.

^b All units not in the fair or the dilapidated categories. A unit in "good condition" has no more than two minor defects. See text for discussion of methodology.

^c A unit in "fair condition" has no more than four minor defects or one major defect.

^d A unit in "dilapidated condition" was observed to have five or more minor defects, two or more major defects, or one critical defect.

Sources: SACOG, 2006; BAE, 2007.

Of the five communities surveyed, Dunnigan had the greatest number of dilapidated units. However, the seven dilapidated units in Dunnigan represent only 4 percent of that community’s estimated total housing (based on 2005 estimates of total housing units). As a share of total housing, the three dilapidated units in Madison and zero dilapidated units in Clarksburg equal less than 1 percent of the housing stock in those areas – the lowest percentages of all five areas surveyed.

Table HO-16 details the substandard housing complaints received by the Yolo County Environmental Health Services Division in unincorporated areas of the county during the past year (November 2011 to October 2012). There were 13 substandard housing complaints in the unincorporated county. Similar to the 2007 Housing Conditions Survey, Dunnigan had the most substandard housing complaints (four). However, in contrast to the 2007 Housing Conditions Survey, Esparto was tied for the most substandard housing complaints. There were no substandard housing complaints in either Clarksburg or Knights Landing.

Most substandard housing complaints were related to inadequate plumbing facilities. There were also several complaints related to other housing issues, including excessive garbage buildup and fence damage. About the same number of units had inadequate electricity, inadequate living conditions, or inadequate structures.

TABLE HO-16 Unincorporated Yolo County Substandard Housing Complaints, November 2011-October 2012

Community	Number of Units with Housing Problems^a	Inadequate Plumbing Facilities^b	Inadequate Electricity^c	Inadequate Living Conditions^d	Inadequate Structure^e	Other^f
Capay	1	1	0	0	1	0
Dunnigan	4	4	1	2	0	0
Esparto	4	0	0	0	1	3
Guinda	1	1	1	1	0	0
Madison	1	0	0	0	0	1
Rumsey	1	1	0	0	0	0
Yolo	1	1	1	0	0	1
Total	13	8	3	3	2	5

^aThe total may not match the column total due to the fact that some units have multiple housing problems.

^bInadequate plumbing facilities refers to lack of sewer or water or sharing a septic tank.

^cInadequate electricity refers to lack of electricity.

^dInadequate living conditions refers to illegal conversions.

^eInadequate structure refers to a damaged unit with holes in the roof or siding.

^fOther refers to excessive garbage or fence damage.

Source: Yolo County Environmental Health Services Department, 2012.

Based on the Census data, visual housing conditions survey, substandard housing complaints, and information from the County Environmental Health Services Division,

substandard housing is not a significant problem in unincorporated Yolo County. The County offers several programs to ensure that older units remain well-maintained and do not become dilapidated or substandard in the future, Actions HO-A32 through A35 address housing conditions for older units.

5. Rooms per Unit

Table HO-17 provides information on the number of rooms per housing unit in the unincorporated county and the CMSA in 2010. According to information from the 2010 American Community Survey, a slightly lower share of housing units in the unincorporated county had two, three, and four rooms, 28 percent, as compared to 29 percent in the CMSA. While 23 percent of all housing units in the unincorporated county had five rooms, representing the greatest share of housing, in the CMSA 22 percent of all housing had five rooms.

Unincorporated Yolo County had a similar percentage of six through nine bedroom units (48.3 percent) as the CMSA (47.4 percent). Based on this information, the unincorporated county appears to have a housing supply appropriate for a range of household sizes. Therefore, no new policies or actions are needed to address this issue.

TABLE HO-17 Rooms Per Housing Unit, 2010

Rooms Per Housing Unit	Unincorporated Yolo County		Sacramento-Yolo CMSA ^a	
	Number of Units	% of Total	Number of Units	% of Total
1 Room	42	0.6%	10,334	1.2%
2 Rooms	213	2.8%	23,363	2.7%
3 Rooms	811	10.6%	80,264	9.3%
4 Rooms	1,140	15.0%	146,642	17.0%
5 Rooms	1,738	22.8%	190,569	22.1%
6 Rooms	1,125	14.8%	170,344	19.8%
7 Rooms	1,078	14.1%	111,101	12.9%
8 rooms	746	9.8%	69,738	8.1%
9 or More Rooms	730	9.6%	59,867	6.9%
Total Units	7,623	100%	861,862	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties. Sources: 2006-2010 American Community Survey 5-year Estimates.

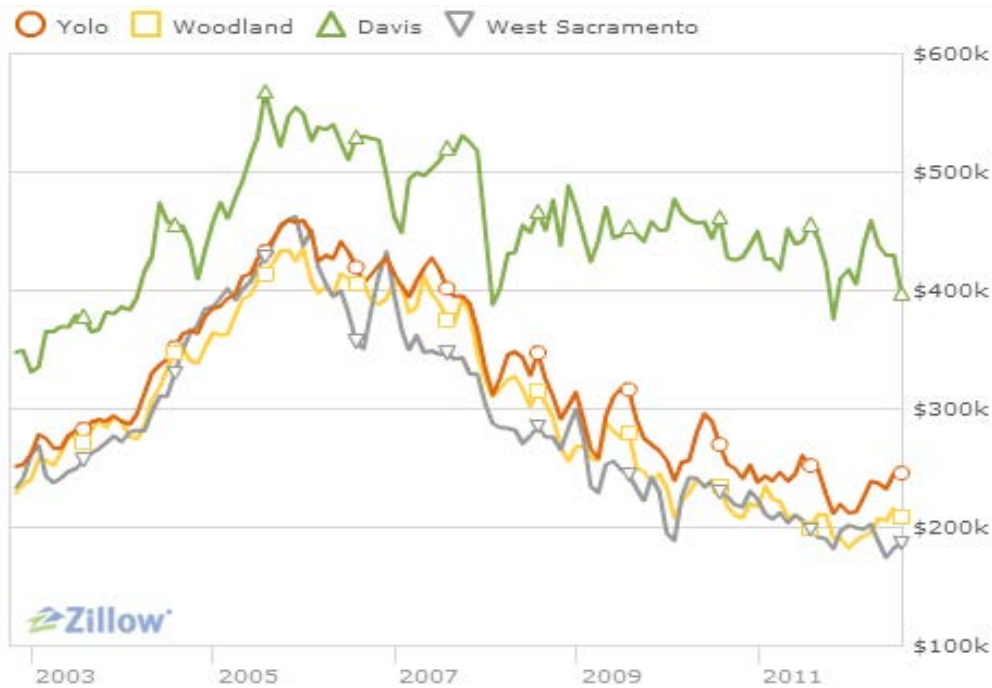
6. Housing Costs and Affordability

a. Owner Housing

Figure HO-2 shows the median sales price for homes sold in Yolo County and the cities of Davis, Woodland, and West Sacramento from November 2002 through August 2012. During that time frame, the median sale price in Yolo County sharply increased by about 77 percent from \$240,700 in 2002 to \$426,550 in 2006, before dropping 85 percent to \$229,800 in 2012.

Median sales prices have increased slightly in mid-2012 reflecting a bottoming of the market, a limited supply of homes for sale, and increased demand from investors and buyers seeking to take advantage of historically low interest rates.

FIGURE HO-2 Yolo County Median Sales Price, November 2002 to August 2012



Source: Zillow.com, 2012.

As Table HO-18 shows, housing prices vary across communities in the unincorporated county. The median home sales price in Yolo County, including the incorporated areas, from August 2011 through July 2012 was \$229,800. Median home sale prices within the unincorporated county in 2012 range from \$75,000 for a home in Madison to \$720,000 for a median-priced home in El Macero or Willowbank – communities on the outskirts of Davis. The median home sales price in the unincorporated communities in the county tends to be lower than in the cities. However, it should be noted that this data is based on small sample sizes. These housing cost numbers also do not include mobile home unit sales, which are generally more affordably priced.

TABLE HO-18 Yolo County Housing Prices, 2012

	Median Home Price
Yolo County ^a	\$229,800
Incorporated Cities^a	
Davis	\$432,250
West Sacramento	\$193,700
Winters	\$198,750
Woodland	\$196,700
Unincorporated Communities^b	
Capay	\$245,500
Clarksburg	\$238,500
Dunnigan	\$99,500
El Macero ^a	\$720,000
Esparto	\$161,250
Knights Landing	\$113,000
Madison	\$75,000
Willowbank ^a	\$714,000
Other Communities	\$224,900

^a Home sales data are provided by Zillow.com from August 2011 to July 2012.

^b Home sales data are provided by Trulia.com from January to November 2012.

Sources: Zillow.com, 2012; Trulia.com, 2012; MintierHarnish, 2012.

Table HO-19 provides housing affordability estimates for three-person low- and moderate-income households. The income limits are based on YoloCounty income limits published by the U.S Department of Housing and Urban Development. Affordable housing purchase prices assume a 5 percent down payment, plus a 30-year mortgage at a 4.5 percent fixed annual interest rate, plus taxes and insurance costs with the maximum principal, interest, taxes and insurance (PITI) payment being 30 percent of GMI. The table also includes affordable purchase prices assuming a 20 percent down payment, plus a 30-year mortgage at a 4.5 percent fixed annual interest rate. Most conventional loans require between 5 and 20 percent for a down payment. FHA loans are mortgages insured by the Federal Housing Administration. These government-based loans require as little as 3.5 percent down. Given the higher down payment requirement for conventional loans, most low-income households would likely require FHA loans. Assuming a 5 percent down payment, an average three-person very-low-income household can afford a home priced around \$142,000, a low-income household can afford a home priced just over \$227,000, and a moderate-income household can afford a home priced at just under \$341,000. As detailed in Table HO-6, 29 percent of households in the unincorporated county were in the extremely low- and very-low-income categories in 2009. This data would suggest that the current housing prices are affordable to approximately 70 percent of households.

HO-19 Ability to Pay for Housing Based on HUD Income Limits, 2012*

Extremely Low-Income Households at 30% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. Monthly Gross Rent ^a	\$404	\$461	\$519	\$576	\$623	\$669
Max. Purchase Price at 5% down ^b	\$66,264	\$75,701	\$85,138	\$94,575	\$102,166	\$109,756
Max. Purchase Price at 20 % down ^c	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985
Very Low-Income Households at 50% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. Monthly Gross Rent ^a	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. Purchase Price at 5% down ^b	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. Purchase Price at 20 % down ^c	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304
Low-Income Households at 80% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. Monthly Gross Rent ^a	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. Purchase Price at 5% down ^b	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. Purchase Price at 20 % down ^c	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Moderate-Income Households						
Median-Income Households at 100% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. Monthly Gross Rent ^a	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. Purchase Price at 5% down ^b	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. Purchase Price at 20 % down ^c	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Number of Persons	1	2	3	4	5	6
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. Monthly Gross Rent ^a	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. Purchase Price at 5% down ^b	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. Purchase Price at 20 % down ^c	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

* Based on the Yolo HUD Metro FMR Area (Yolo County); FY 2012 Median Family Income: \$76,900; HUD FY 2012 Section 8 Income Limits.

^a Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

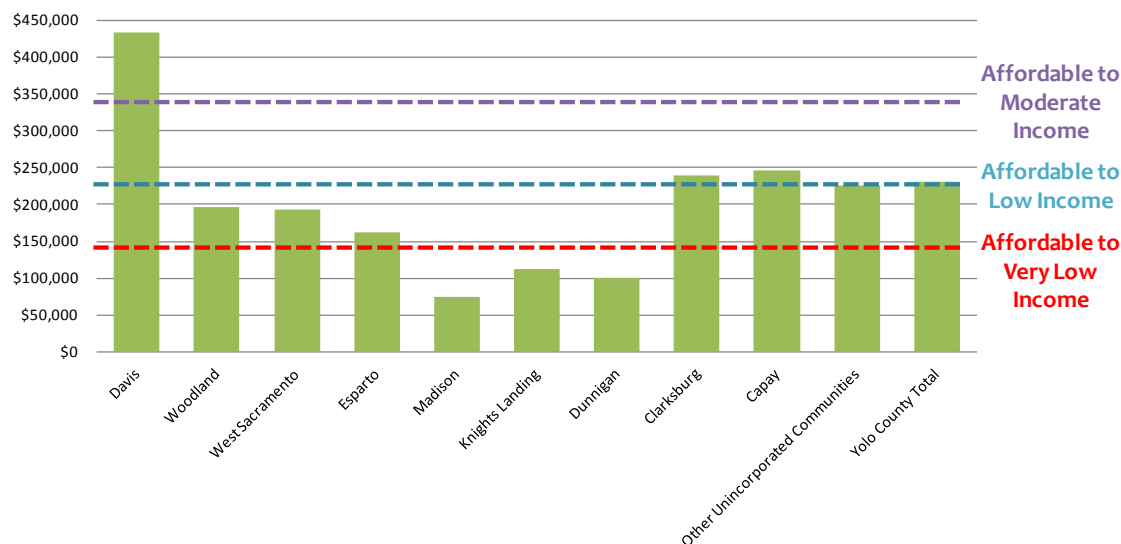
^b Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

^c Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments

Sources: HUD FY 2012 Yolo County Income Limits (December 1, 2011); MintierHarnish, 2012.

Figure HO-3 shows the median home sales prices in Yolo County by income affordability. The green bars represent the 2012 median home sales price by community. The purple, blue, and red dotted lines represent the home sales price affordable to an average three-person moderate-, low-, and very low-income household respectively. While the current market rate housing prices in many parts of the county are affordable to low- and moderate-income households, prices are still out of reach for extremely low- and very low-income households in some communities.

FIGURE HO-3 Median Home Sales Prices in 2012 by Income Affordability



Source: Zillow.com, 2012; Trulia.com, 2012; HUD FY 2012 Yolo County Income Limits (December 1, 2011); MintierHarnish, 2012

b. Rental Housing

This section describes the affordability of rental housing based on a review of online rental listings and a phone survey of rental apartments in Yolo County communities in September and November 2012. In general, the options for rental housing units in unincorporated Yolo County are limited, but include single family and multifamily homes. Table HO-20 provides the median rent for Yolo County as a whole, as well as the cities of Davis, West Sacramento, Woodland, and the entire unincorporated area. These were the only county jurisdictions for which rental listings were available. The median rent for the county as a whole ranges from \$595 for a one-bedroom unit in West Sacramento to \$1,950 for a four bedroom unit in Davis. The median rent in the unincorporated county ranges from a low of \$565 per month for a one-bedroom unit to a high of \$1,250 for a four bedroom unit. In order to afford this median monthly rent, a household would need to earn between \$39,500 and \$49,300.¹⁰ The median price for rental listings in the unincorporated areas are generally within the limits of what would be affordable to Yolo

¹⁰ Annual household income requirement number is based on the assumption that 30 percent of annual household income is expended on housing costs.

County three-person households with low incomes of \$55,350 as defined in Table HO-19.

TABLE HO-20 Median Rent for Currently Renting Housing, Yolo County, 2012

Unit Size	Yolo County Total ^a	Davis ^a	West Sacramento ^a	Woodland ^a	Unincorporated Yolo County ^b
1	\$653	\$960	\$595	\$755	\$564
2	\$1,125	\$1,125	\$950	\$1,170	\$745
3	\$1,395	\$1,600	\$1,250	\$1,400	\$985
4	\$1,773	\$1,950	\$1,750	\$1,795	\$1,250

^a September 2012

^b November 2012

Sources: Zillow, 2012; Trulia, 2012; Craig's List, 2012; MintierHarnish, 2012.

Table HO-21 shows HUD-defined fair market rent levels (FMR) for Yolo County in 2013. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.¹¹ HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated above, a three-person household classified as low-income (80 percent of median) with an annual income of up to \$55,350 could afford to pay \$1,384 monthly gross rent (including utilities). The 2013 FMR for a two-bedroom unit in Yolo County was \$1,082. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level.

However, a three-person household classified as very low-income (50 percent of median) with an annual income of up to \$34,650 could afford to pay only \$866 for monthly gross rent. This household could not afford the FMR rent of \$1,082 for a two-bedroom unit. Extremely low-income households would have a difficult time finding affordable rental units.

The shortage of affordable rental units for very-low-income households is a significant problem in unincorporated Yolo County. Actions HO-A4, A7, A9 through A-12, A14

¹¹ According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

through A17, A24, A25, A27, A39, and A40 are intended to help address this problem by facilitating the production of affordable rental housing.

TABLE HO-21 **Yolo County HUD Fair Market Rent, 2013**

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	\$741
1 Bedroom	\$801
2 Bedrooms	\$1,082
3 Bedrooms	\$1,594
4 Bedrooms	\$1,860

Sources: HUD User Data Sets: 2013 FY FMR

7. Overpayment and Overcrowding

a. Overpayment

Table HO-22 details housing cost burdens for households within unincorporated Yolo County by income category. Numbers in this table are derived from the 2009 Comprehensive Housing Affordability Strategy (CHAS) data set. Households spending more than 30 percent of household income on housing (including utilities) are considered to experience excessive housing cost burdens. According to these numbers, approximately 36 percent of households in unincorporated Yolo County experience excessive housing cost burdens. Around 20 percent of total households are owner-occupants with excessive housing cost burdens and nearly 16 percent of all households are renter households with excessive housing cost burdens. Many lower-income households experience housing cost burdens above 30 percent of income. This includes 262 extremely low-income owners and 585 extremely low-income renters. In the very low-income category, 200 owner households and 430 renter households paid more than 30 percent of their incomes for housing. Additionally, 265 low-income owner households and 135 low-income renter households experienced excessive housing cost burdens. Of the households in the moderate-income and above category, 795 owner households and 70 renter households faced excessive housing cost burdens. In general, this information shows that as income levels go down, the likelihood of excessive housing cost burden increases. In addition, for low-income households and for households with income at the moderate- and above moderate-income levels, owners are more likely to experience excessive cost burdens than renters, while in the extremely low- and very low-income categories, renters are more likely to experience excessive cost burdens. Actions HO- A4, A7, A9 through A-12, A14 through A17, A24, A25, A27, A39, and A40 are intended to help address this problem by facilitating the production of affordable housing.

TABLE HO-22 Household Cost Burdens, Unincorporated Yolo County, 2009

Households	All Income Levels		Extremely-Low-Income (≤30% of AMFI)		Very-Low-Income (>30 to ≤50% of AMFI)		Low-Income (>50% to ≤80% of AMFI)		Moderate and Above (>80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Owner Households										
With 0% to 30% Housing Cost Burden	3,075	40.1%	115	10.4%	140	13.3%	260	26.0%	2,560	56.6%
With 30% to 50% Housing Cost Burden	742	9.7%	22	2.0%	20	1.9%	120	12.0%	580	12.8%
With 50% or Greater Housing Cost Burden	780	10.2%	240	21.8%	180	17.1%	145	14.5%	215	4.8%
<i>Subtotal: Owner-Occupied Households</i>	<i>4,597</i>	<i>59.9%</i>	<i>377</i>	<i>34.2%</i>	<i>340</i>	<i>32.4%</i>	<i>525</i>	<i>52.5%</i>	<i>3,355</i>	<i>74.2%</i>
Renter Households										
With 0% to 30% Housing Cost Burden	1,855	24.2%	140	12.7%	280	26.7%	340	34.0%	1,095	24.2%
With 30% to 50% Housing Cost Burden	510	6.6%	45	4.1%	280	26.7%	120	12.0%	65	1.4%
With 50% or Great Housing Cost Burden	710	9.3%	540	49.0%	150	14.3%	15	1.5%	5	0.1%
<i>Subtotal: Renter Occupied Households</i>	<i>3,075</i>	<i>40.1%</i>	<i>725</i>	<i>65.8%</i>	<i>710</i>	<i>67.6%</i>	<i>475</i>	<i>47.5%</i>	<i>1,165</i>	<i>25.8%</i>
Total Households^b	7,672	100.0%	1,102	100.0%	1,050	100.0%	100.0%	100.0%	4,520	100.0%

^a Total and subtotals of households may not match numbers reported in Table HO-6 due to rounding.
 Source: SACOG Housing Element Data Profiles, November 2012; 2009 CHAS data set, 2011.

b. Overcrowding

According to the US Census, an overcrowded unit is defined as one that is occupied by 1.01 persons or more per room.”¹² Table HO-23 displays information from the 2009 CHAS data set regarding the number of persons per room by tenure, by income level for the unincorporated county. In 2009, nearly 5 percent of all households in the unincorporated county had more than one person per room.

Across all income categories, more renter households were overcrowded than owner households, both in terms of percentage as well as absolute numbers. Overall, renters were almost three times more likely to be overcrowded than owners. In the extremely low-, very low-, and low-income categories, the percentage of overcrowded households ranged between 7 and 26 percent, while about 4 percent of households at the moderate- and above moderate-income levels were overcrowded. For owners, about 3 percent of extremely low-income households, 1 percent of very low-income households, 3 percent of low-income households, and about 2 percent of moderate- and above moderate-income households were overcrowded.

These numbers demonstrate that overcrowded housing is a problem in unincorporated YoloCounty, especially for renter households. Actions HO-A4, A7, A9 through A-12, A14 through A17, A24, A25, A27, A39, and A40 address this problem by encouraging the production of rental units that are affordable for all income levels.

¹² According to the U.S. Census, a room includes all “whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

TABLE HO-23 Persons PerRoom by Tenure, 2009

Persons Per Room ^a	All Income Levels		Extremely-Low-Income (<30% of AMFI)		Very-Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (> 80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Owner Occupied										
1.00 Persons or Less	4,530	58.4%	390	5.0%	340	4.4%	510	6.6%	3,290	42.4%
1.01–1.50 Persons	46	0.6%	6	0.1%	0	0.0%	15	0.2%	25	0.3%
1.51 Persons or More	26	0.3%	0	0.0%	1	0.0%	0	0.0%	25	0.3%
<i>Subtotal: Owner-Occupied</i>	<i>4,602</i>	<i>59.4%</i>	<i>396</i>	<i>5.1%</i>	<i>341</i>	<i>4.4%</i>	<i>525</i>	<i>6.8%</i>	<i>3,340</i>	<i>43.1%</i>
Renter Occupied										
1.00 Persons or less	2,820	36.4%	725	9.4%	540	7.0%	435	5.6%	1,120	14.4%
1.01–1.50 Persons	235	3.0%	0	0.0%	155	2.0%	40	0.5%	40	0.5%
1.51 Persons or More	95	1.2%	55	0.7%	30	0.4%	0	0.0%	10	0.1%
<i>Subtotal: Renter-Occupied</i>	<i>3,150</i>	<i>40.6%</i>	<i>780</i>	<i>10.1%</i>	<i>725</i>	<i>9.4%</i>	<i>475</i>	<i>6.1%</i>	<i>1,170</i>	<i>15.1%</i>
Total Households^b	7,752	100.0%	1,176	15.2%	1,066	13.8%	1,000	12.9%	4,510	58.2%

^a Overcrowding is defined as more than one person per room.

^b Numbers may differ from those reported in Tables HO-20, 23 and 26 due to variances between HUD data sets.

Sources: SACOG Housing Element Data Profiles, November 2012; 2009 CHAS data set, huduser.org 2011.

G. Housing Needs Analysis

This section provides information regarding housing needs in unincorporated YoloCounty. Data sources used in this section include SACOG, the 2010 Census and American Community Survey, State Department of Finance (DOF), U.S. Housing and Urban Development (HUD), and State Employment Development Department (EDD), as well as local organizations, such as Yolo County Housing Authority (YCH) and the Yolo County Homeless and Poverty Action Coalition. Drawing on information from these various data sources, this analysis provides information regarding housing cost burdens, overcrowding, as well as data on populations with special housing needs. California Government Code section 65583 specifically requires an analysis of any special housing needs, such as those of the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

1. Regional Housing Needs

Pursuant to State law, SACOG has allocated housing unit production needs to all jurisdictions within the Sacramento Region for this Housing Element update cycle. These housing unit production targets, or Regional Housing Needs Allocations (RHNA), are set for the Housing Element compliance period that runs from January 1, 2013 through October 31, 2021.

Table HO-24 provides the final RHNA for unincorporated Yolo County, as assigned by SACOG. Of the 1,890 units allocated to the unincorporated county for this Housing Element planning period, 22 percent are very-low-income units, 16 percent are low-income units, 19 percent are moderate-income units, and 43 percent are above moderate-income units. Based on direction from HCD, approximately half of the verylow-income allocation, or 213 units, can be presumed to represent extremely low-income housing needs. The State policy goal that SACOG is charged with implementing through these income category assignments is to promote a balancing of the household income distributions among all jurisdictions within a region.

Table HO-24 **RHNA Allocation for Unincorporated Yolo County, 2013-2021**

Income Level	Units	Percent
Very-Low-Income	427	22%
Low-Income	299	16%
Moderate-Income	351	19%
Above-Moderate-Income	813	43%
Total	1,890	100%

Source: SACOG, 2012.

2. Special Needs

a. Elderly Persons

While State Housing Element law does not specifically define elderly households, various housing programs for the elderly use age threshold definitions of either 65 or 62 years, depending on the specific program. Therefore, this analysis investigates this special needs population category using both 65 and 62 years as minimum age cut-offs. Including both age limits in this report allows for the incorporation of both 2010 Census as well as 2009 Comprehensive Housing Affordability Strategies (CHAS) data from HUD.

Though many elderly households are able to find housing units that meet their needs within the available local market-rate housing stock, other elderly households may require specific amenities that address mobility limitations or even self-care limitations related to the aging process. For example, some elderly households may exhibit a preference for housing units without stairways or large yards. Other elderly households may require assisted living arrangements that provide in-home care for persons no longer able to live independently.

According to Census data reported in Table HO-25, just over 1,717 households, or about 22 percent of total households in unincorporated Yolo County, had a head of household age 65 or over in 2010. This number increased slightly from 2000 when 1,350 households, or 21 percent, were headed by an elderly householder. The share of elderly households in the unincorporated county generally mirrors the CMSA, where elderly households also represented 21 percent of total households in 2010.

However, the tenure distribution of elderly households differs between unincorporated Yolo County and the Sacramento-Yolo CMSA. In the unincorporated county, approximately 86 percent of elderly households owned their own homes while 14 percent of elderly households were renters in 2010. In the CMSA, an estimated 77 percent of elderly households were homeowners and 23 percent rented their homes in 2010.

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TABLE HO-25 Household Tenure by Age of Householder, 2000 and 2010

Age of Householder	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2010		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
15-24	22	0.3%	53	0.7%	4,348	0.7%	4,447	0.6%
25-34	287	4.5%	265	3.5%	42,792	6.4%	43,906	5.6%
35-54	1,672	26.3%	1,586	20.7%	194,426	29.2%	199,174	25.3%
55-64	722	11.3%	1,201	15.7%	65,152	9.8%	106,901	13.6%
65 and older	1,237	19.4%	1,481	19.3%	101,003	15.2%	124,084	15.8%
<i>Subtotal: Owner Occupied</i>	<i>3,940</i>	<i>61.9%</i>	<i>4,586</i>	<i>59.8%</i>	<i>407,721</i>	<i>61.3%</i>	<i>478,512</i>	<i>60.8%</i>
Renter Occupied								
15-24	310	4.9%	565	7.4%	34,456	5.2%	35,273	4.5%
25-34	839	13.2%	955	12.4%	71,288	10.7%	80,745	10.3%
35-54	1,019	16.0%	1,034	13.5%	103,047	15.5%	118,776	15.1%
55-64	139	2.2%	295	3.8%	20,185	3.0%	36,795	4.7%
65 and older	119	1.9%	236	3.1%	28,601	4.3%	37,566	4.8%
<i>Subtotal: Renter Occupied</i>	<i>2,425</i>	<i>38.1%</i>	<i>3,085</i>	<i>40.2%</i>	<i>257,577</i>	<i>38.7%</i>	<i>309,155</i>	<i>39.2%</i>
Total Households	6,365	100%	7,671	100%	665,298	100%	787,667	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
 Sources: SACOG Housing Element Data Profiles, November 2012; Census 2010.

Table HO-26 reports numbers from the 2009 CHAS data set provided by HUD, which defines elderly households as one- or two-person households with either person age 62 or older. Paralleling 2005-2009 American Community Survey numbers, approximately 88 percent of elderly households in unincorporated Yolo County reported owning their own home in 2009.

According to the CHAS data set, approximately 23 percent of elderly households in the unincorporated county experienced some level of housing cost burden in 2009. Housing cost burdens were slightly more prevalent among elderly households occupying rental housing. Of the estimated 214 elderly renter households, nearly 28 percent of those experienced housing cost burdens. Nearly 65 percent of elderly renter households fell in the very-low-income category, 0.3 percent were low-income, and 35 percent were in the moderate- and above-moderate category. The housing cost burden for elderly households occupying their own homes was slightly lower than renter households with 22 percent of the estimated 1,627 elderly households experiencing housing cost burdens.

Section D of this element describes how the percentage of elderly residents in unincorporated Yolo County has increased since 2000. As this aging trend will continue, the County needs to plan to meet the growing demand for affordable housing for elderly households. Providing affordable rental units for low- and very-low-income elderly households is especially critical. Actions HO-A4, A7, A9 through A-12, A14 through A17, A24, A25, A27, A39, and A40 are intended to help address this need.

TABLE HO-26 Elderly Households and Housing Cost Burdens, Unincorporated Yolo County, 2009

	All Income Levels		Very-Low-Income (≤50% of AMFI)		Low-Income (>50% to ≤80% of AMFI)		Moderate and Above (>80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Elderly Households^a								
Owner Households								
With 0% to 30% Housing Cost Burden	1,261	68.5%	136	30.5%	140	73.7%	985	81.7%
With 30% to 50% Housing Cost Burden	130	7.1%	40	9.0%	0	0.0%	90	7.5%
With 50% or Greater Housing Cost Burden	236	12.8%	131	29.4%	50	26.3%	55	4.6%
<i>Subtotal: Owner-Occupied Elderly Households</i>	<i>1,627</i>	<i>88.4%</i>	<i>307</i>	<i>68.8%</i>	<i>190</i>	<i>100.0%</i>	<i>1,130</i>	<i>93.8%</i>
Renter Households								
With 0% to 30% Housing Cost Burden	154	8.4%	79	17.7%	0	0.0%	75	6.2%
With 30% to 50% Housing Cost Burden	5	0.3%	5	1.1%	0	0.0%	0	0.0%
With 50% or Greater Housing Cost Burden	55	3.0%	55	12.3%	0	0.0%	0	0.0%
<i>Subtotal: Renter Occupied Elderly Households</i>	<i>214</i>	<i>11.6%</i>	<i>139</i>	<i>31.2%</i>	<i>0</i>	<i>0.0%</i>	<i>75</i>	<i>6.2%</i>
Total Elderly Households	1,841	100.0%	446	100.0%	190	100.0%	1,205	100.0%

^a Elderly households are defined as one or two-person households where either person is age 62 years or over.
 Sources: 2005-2009 CHAS data set, huduser.org 2011.

b. Persons with a Disability, including Developmental Disabilities

Disabilities can encompass a wide range of conditions, including physical and mental limitations that influence housing needs. As disabilities vary, so do the implications for housing needs. Some persons with disabilities only require minor adjustments to existing housing units. Other populations with disabilities may require more extensive modification to housing units or even supportive on-site services.

Table HO-27 provides detailed information on the populations with disabilities in the unincorporated county and the CMSA, both by disability type as well as age category. The 2000 Census provides the most recent data for disability status. Disability status is not available from the 2010 Census or the 2006-2010 American Community Survey. The 2012 estimates are based on the 2000 distribution of the populations with disabilities adjusted to current population estimates from the California Department of Finance. Therefore, 2012 estimates mirror the 2000 distribution numbers from Census data. Overall, the unincorporated county demonstrated a slightly smaller proportion of the general population aged five years and over with disabilities as compared to that of the CMSA.

Just over 14 percent of the general population in unincorporated Yolo was categorized with disabilities compared to 19 percent in that of the CMSA. However in the 16 to 20 year age category, 1.3 percent of the unincorporated county population has a disability, which is slightly higher than the CMSA's 1 percent.

Within the unincorporated county and the CMSA, the largest share of persons with disabilities fell in the 21 to 64 age bracket. Approximately 9 percent of the population aged five and over in the unincorporated county and 12 percent of the CMSA's population were with disabilities and in this age category. An estimated 4.3 percent of the population age five and over in the unincorporated county and 5.7 percent of the population in the CMSA was characterized as between the ages of 21 and 64 with two or more disabilities. Persons between 21 and 64 years of age with an employment disability represent the next largest share of persons with disabilities, equaling about 2.3 percent of the unincorporated county population and 3 percent of the CMSA population.

TABLE HO-27 Civilian Non-Institutionalized Population with Disabilities, 2000 and 2012

Age Range and Disability	Unincorporated YoloCounty				Sacramento-Yolo CMSA ^a			
	2000		2012 ^b		2000		2012 ^b	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Age 5-15	110	0.5%	133	0.5%	17,070	1.0%	21,940	1.0%
Sensory Disability	20	0.1%	24	0.1%	1,507	0.1%	1,937	0.1%
Physical Disability	11	0.1%	13	0.1%	1,079	0.1%	1,387	0.1%
Mental Disability	18	0.1%	22	0.1%	10,295	0.6%	13,232	0.6%
Self-Care Disability	12	0.1%	15	0.1%	380	0.0%	488	0.0%
Two or More Disabilities ^c	49	0.2%	59	0.2%	3,809	0.2%	4,896	0.2%
Age 16-20	252	1.3%	305	1.3%	16,700	1.0%	21,464	1.0%
Sensory Disability	7	0.0%	8	0.0%	826	0.0%	1,062	0.0%
Physical Disability	22	0.1%	27	0.1%	722	0.0%	928	0.0%
Mental Disability	38	0.2%	46	0.2%	2,580	0.2%	3,316	0.2%
Self-Care Disability	0	0.0%	0	0.0%	16	0.0%	21	0.0%
Go-Outside-Home Disability	37	0.2%	45	0.2%	2,047	0.1%	2,631	0.1%
Employment Disability	39	0.2%	47	0.2%	4,613	0.3%	5,929	0.3%
Two or More Disabilities ^c	109	0.5%	132	0.5%	5,896	0.4%	7,578	0.4%
Age 21-64	1,877	9.3%	2,274	9.3%	198,664	11.9%	255,340	11.9%
Sensory Disability	140	0.7%	170	0.7%	11,063	0.7%	14,219	0.7%
Physical Disability	166	0.8%	201	0.8%	23,056	1.4%	29,634	1.4%
Mental Disability	139	0.7%	168	0.7%	10,616	0.6%	13,645	0.6%
Self-Care Disability	0	0.0%	0	0.0%	338	0.0%	434	0.0%
Go-Outside-Home Disability	93	0.5%	113	0.5%	8,038	0.5%	10,331	0.5%

TABLE HO-25 **Civilian Non-Institutionalized Population with Disabilities, 2000 and 2012**(continued)

Age Range and Disability	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2012 ^b		2000		2012 ^b	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Employment Disability	469	2.3%	568	2.3%	49,922	3.0%	64,164	3.0%
Two or More Disabilities ^c	870	4.3%	1,054	4.3%	95,631	5.7%	122,913	5.7%
Age 65 and Over	662	3.3%	802	3.3%	81,240	4.9%	104,417	4.9%
Sensory Disability	139	0.7%	168	0.7%	8,594	0.5%	11,046	0.5%
Physical Disability	175	0.9%	212	0.9%	19,220	1.1%	24,703	1.1%
Mental Disability	38	0.2%	46	0.2%	2,472	0.1%	3,177	0.1%
Self-Care Disability	0	0.0%	0	0.0%	288	0.0%	370	0.0%
Go-Outside-Home Disability	54	0.3%	65	0.3%	8,288	0.5%	10,652	0.5%
Two or More Disabilities ^c	256	1.3%	310	1.3%	42,378	2.5%	54,468	2.5%
Total Disabilities Population	2,901	14.4%	3,514	14.4%	313,674	18.8%	403,161	18.8%
Total Population 5 Years and Over^d	20,137		24,391		1,672,101		2,149,127	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2012 numbers were derived using California Department of Finance population estimates and Census 2000 Disability distribution estimates.

^c Not counted in individual categories listed above.

^d 2012 numbers for total population over 5 years of age were derived using California Department of Finance total population estimates of the share of the total population that is under 5 years of age.

Sources: Census 2000; California Department of Finance, 2012.

SB 812, which took effect January 2011, amended State Housing Element law to require 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 is 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 the California Department of Developmental Services, as of July 1, 2012, the Alta California Regional Center served 17,570 residents with developmental disabilities in the region, 1,162 (6.6 percent) of which resided in Yolo County (see Table HO-28). The Sierra Vista Developmental Center in Yuba City, which also served residents from the region, closed in 2009. Most developmentally disabled residents served by the Alta California Regional Center (60.1 percent) have a type of limited intellectual function and many (19.4 percent) are autistic.

While about 28 percent of developmentally disabled individuals live in supported housing, 72 percent live at home. Many developmentally disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Additionally, almost half (44.1 percent) of developmentally disabled individuals are under the age of 18. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

TABLE HO-28 Developmental Disability by Type Served by the Alta California Regional Center, 2012

Disability Type	Number	Percent
Alta California Region Total¹	17, 570	100.0%
Autism	3,402	19.4%
Epilepsy	2,303	13.1%
Cerebral Palsy	2,191	12.5%
Intellectual Disability	10,554	60.1%
Other	2,307	13.1%

¹ Includes Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties

Source: SACOG Housing Element Data Profiles, November 2012; California Department of Developmental Service, July 1, 2012.

Ensuring an adequate supply of housing for persons with disabilities is an important responsibility for the County. Actions HO-A14, A16, and A27 help to expand the supply of housing for persons with disabilities. The following discussion describes potential constraints to providing housing for persons with disabilities and how the County is addressing them.

i. Land Use Controls

The County has already implemented several previous Housing Element programs to expand transitional, supportive, and single room occupancy housing. In many cases County policies are already assisting with the expansion of housing for persons with disabilities. Below are existing land use regulations that reduce potential constraints on the expansion of transitional, supportive, and single room occupancy housing:

- The Yolo County Inclusionary Housing Ordinance specifically prohibits discrimination at time of sale based on disability.
- The Yolo County Zoning Ordinance does not define family, thus there are no restrictions on family residences regarding particular numbers of related or unrelated individuals. This supports the development of group housing for persons with disabilities by eliminating a common, but now illegal, restriction on such housing.
- The Yolo County Zoning Ordinance does not establish any minimum spacing requirements between locations for residential care facilities.
- The Yolo County Zoning Ordinance does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.
- The Yolo County Zoning Ordinance does not require specific parking requirements for housing for persons with disabilities. It does require four parking spaces per bed for convalescent and nursing homes, which is significantly less than the one space per unit (1-bedroom) or 1.5 spaces per unit (2 or more bedrooms) required for multifamily housing. No definition is given for convalescent and nursing homes.

The Yolo County Residential Design Guidelines include visitability accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floorspace to accommodate wheelchairs.

ii. Reasonable Accommodation Procedures

The County will adopt regulations that address reasonable accommodation standards as part of the proposed (2013) Zoning Code update, including a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

iii. Building Codes

The County is currently (2012) updating the County Building Code to adopt the 2010 version of the California Building Code, including all Tier 1 CALGreen Regulations and some Tier 2 CALGreen Regulations. These regulations ensure the access and adaptability of buildings to accommodate persons with disabilities.

iv. Universal Design

The County does not currently have an adopted universal design ordinance. However, universal design principles are included in the Residential Design Guidelines, which were approved by the County on September 29, 2009. The universal design principles include visitability accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floorspace to accommodate wheelchairs.

c. Large Family Households

According to the 2010 Census, a family household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A non-family household may contain only one person – the householder – or additional persons who are not relatives of the householder. A large family household, according to the HUD CHAS data set, is a Census-defined family household, containing five or more persons. Large family households can potentially face housing issues due to a need for larger units. In addition, large families may face greater financial burdens compared to the rest of the population due to the household size and the presence of children who may require childcare while adults work outside the home to support the household.

Table HO-29 shows that an estimated 13 percent of total households in unincorporated Yolo County, or 1,020 households, were large family households in 2010. This is a slightly larger share than the 12 percent in the CMSA. According to numbers in Table HO-29, the share of large family households has dropped by more than one percentage point since 2000 in the unincorporated county.

TABLE HO-29 Family and Non-Family Households by Size, 2000 and 2010

Household Type and Size	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000 ^b		2010		2000 ^b		2010	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Family Households^b								
2-Person Household	1,985	31.2%	2,206	28.8%	176,862	26.6%	202,746	25.7%
3-Person Household	1,045	16.4%	1,088	14.2%	101,494	15.3%	118,726	15.1%
4-Person Household	864	13.6%	940	12.3%	92,294	13.9%	107,764	13.7%
5+-Person Household	933	14.7%	1,020	13.3%	78,220	11.8%	97,101	12.3%
<i>Subtotal: Family Households</i>	<i>4,827</i>	<i>75.8%</i>	<i>5,254</i>	<i>68.5%</i>	<i>448,871</i>	<i>67.5%</i>	<i>526,337</i>	<i>66.8%</i>
Non-Family Households^b								
1-Person Household	1,138	17.9%	1,573	20.5%	166,256	25.0%	195,673	24.8%
2-Person Household	338	5.3%	614	8.0%	39,854	6.0%	50,308	6.4%
3-Person Household	36	0.6%	124	1.6%	6,611	1.0%	9,053	1.1%
4-Person Household	21	0.3%	73	1.0%	2,468	0.4%	4,074	0.5%
5+-Person Household	4	0.1%	33	0.4%	1,238	0.2%	2,222	0.3%
<i>Subtotal: Non-Family Households</i>	<i>1,538</i>	<i>24.2%</i>	<i>2,417</i>	<i>31.5%</i>	<i>216,427</i>	<i>32.5%</i>	<i>261,330</i>	<i>33.2%</i>
Total Households	6,365	100%	7,671	100%	665,298	100%	787,667	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b A “family” household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Source: Census 2000, 2010.

Table HO-30 provides more detailed information for large family households in unincorporated Yolo County. These numbers are based on the 2005-2009 CHAS database published by HUD. Though the data may vary slightly from the 2005-2009 Census numbers due to differing methodologies, both data sources are generally consistent.

Approximately 55 percent of large family households in unincorporated Yolo County owned their own home and 45 percent were renters in 2009. Nearly 44 percent of all large family households paid more than 30 percent of total household income towards housing costs. However, over 61 percent of large family households in the very-low-income category experienced some level of housing cost burden. About 44 percent of large family households fell in the very-low-income category, 10 percent were low-income households, and 46 percent earned 80 percent or more of AMFI. Of the renter households, 66 percent fell into the very low-, 8 percent were low-, and 26 percent were in the moderate- and above-moderate-income categories. For large family owner households, 27 percent were very low-, 12 percent were low-, and 62 percent were moderate- and above-moderate-income households. Compared to total households in unincorporated Yolo County, large family households exhibited slightly lower home ownership levels as well as a slightly lower share of households with excessive housing cost burdens in 2009.

YoloCounty seeks to ensure adequate housing for all households, including large family households. Among large family households, the need for affordable housing is prevalent among renter households. Action HO-A2 seeks to expand the supply of affordable rental units for large families of all income levels.

TABLE HO-30 Large Family Household and Housing Cost Burdens, Unincorporated Yolo County, 2009

	All Income Levels		Very-Low-Income (≤50% of AMFI)		Low-Income (>50% to ≤80% of AMFI)		Moderate and Above (>80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Large Family Households^a								
Owner Households								
With 0% to 30% Housing Cost Burden	215	25.1%	10	2.6%	20	23.5%	185	47.4%
With 30% to 50% Housing Cost Burden	85	9.9%	0	0.0%	20	23.5%	65	16.7%
With 50% or Greater Housing Cost Burden	170	19.9%	115	30.3%	15	17.6%	40	10.3%
<i>Subtotal: Owner Households</i>	<i>470</i>	<i>55.0%</i>	<i>125</i>	<i>32.9%</i>	<i>55</i>	<i>64.7%</i>	<i>290</i>	<i>74.4%</i>
Renter Households								
With 0% to 30% Housing Cost Burden	265	31.0%	140	36.8%	25	29.4%	100	25.6%
With 30% to 50% Housing Cost Burden	25	2.9%	20	5.3%	5	5.9%	0	0.0%
With 50% or Great Housing Cost Burden	95	11.1%	95	25.0%	0	0.0%	0	0.0%
<i>Subtotal: Renter Households</i>	<i>385</i>	<i>45.0%</i>	<i>255</i>	<i>67.1%</i>	<i>30</i>	<i>35.3%</i>	<i>100</i>	<i>25.6%</i>
Total Large Family Households	855	100.0%	380	100.0%	85	100.0%	390	100.0%

^a Related households with five or more persons.
 Source: 2005-2009 CHAS data set, huduser.org 2011.

d. Single Female-Headed Households

Single female-headed households are another of the special housing needs categories defined in State Housing Element law. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. These households generally have a higher need for affordable housing options as compared to other households since by definition they have only one income along with dependent children.

Table HO-31 provides 2010 estimates of the number of single female-headed households with children. In 2010, unincorporated Yolo County's single female-headed households with children represented a much smaller percentage of total households as compared to the CMSA. Over 3 percent of total households in the unincorporated county, or approximately 226 households in 2010, were single female-headed households with children. In comparison, single female-headed households with children comprised almost 8 percent of total CMSA households in 2010.

In both geographies, these special needs households were more likely to be renters than homeowners. Approximately 60 percent of the unincorporated County's single female-headed households with children rented their residences in 2010, and almost 70 percent of the CMSA's single female-headed households with children were renters.

The shortage of affordable rental housing in unincorporated Yolo County disproportionately affects single female-headed households. Actions HO-A4, A7, A9 through A-12, A14 through A17, A24, A25, A27, A39, and A40, which expand the supply of affordable rental housing, are necessary to help meet the housing needs of this special needs group.

TABLE HO-31 Single Female-Headed Households with Own Children, 2000 and 2010

Single Female-Headed Households with Own Children^b	Unincorporated YoloCounty		Sacramento-Yolo CMSA^a	
	2010		2010	
	Number	Percent of Total	Number	Percent of Total
Owner	88	1.3%	18,419	2.4%
Renter	138	2.0%	39,339	5.1%
<i>Total: Single Female-Headed Households with Own Children</i>	226	3.3%	57,758	7.5%
Total Households	6,872		775,432	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b Family household with a female head-of-household, no husband present, and with own children under the age of 18. The 2010 American Community Survey does not have information for Single Female-Headed Households with one or more members under the age of 18 regardless of whether they are the householders' own children because the number of sample cases is too small to include.

Source: 2006-2010 American Community Survey 5-year Estimates.

e. Farmworkers

Table HO-32 details farm employment trends in Yolo County, including the cities, from 1992 through 2011. According to California Employment Development Department (EDD) estimates, over those 19 years, farm employment in Yolo County increased by 500 jobs, or over 10 percent.

The EDD employment numbers reflect annual averages. EDD does not distinguish between permanent and seasonal workers; however, the Census of Agriculture from the U.S. Department of Agriculture (USDA) does provide some indication of the number of days worked for farmworkers. The most recent data are from 2007, when the Census of Agriculture reported 3,953 total hired farmworkers in Yolo County, of which 2,025 worked 150 days or more, and 1,928 worked less than 150 days. Note that the difference in total workers reported by USDA and EDD is likely due to the fact that EDD reports the number of people employed each month, averaged over the year, whereas USDA reports the total number of workers employed over the course of the year. It may be inferred from this information that just over half of the Yolo County farmworkers work in agriculture in the County on a part-time or seasonal basis. Some of these farmworkers may be employed in other sectors within Yolo County when they are not working in farming, they may work outside of the County in various sectors, or they may be unemployed for a portion of the year.

Although data for the number of farmworkers living in unincorporated Yolo County is unavailable, information from Yolo County Housing (YCH) provides some indication regarding demographic trends for this special needs population. YCH operates two migrant centers in unincorporated Yolo County, offering seasonal housing to farmworker

TABLE HO-32 YOLO COUNTY FARM
 EMPLOYMENT, 1992 TO 2011

Year	Farm Employment	Annual Percent Change
1992	4,700	NA
1993	4,400	-6.4%
1994	4,400	0.0%
1995	5,000	13.6%
1996	5,300	6.0%
1997	5,100	-3.8%
1998	4,800	-5.9%
1999	4,900	2.1%
2000	4,900	0.0%
2001	4,100	-16.3%
2002	4,500	9.8%
2003	4,200	-6.7%
2004	3,800	-9.5%
2005	3,800	0.0%
2006	4,200	10.5%
2007	4,300	2.4%
2008	4,700	9.3%
2009	4,900	4.3%
2010	4,900	0.0%
2011	5,200	6.1%
Total Change 1992-2011	500	5.4%

Sources: California EDD, 2012.

families. Currently (2012) the Madison Center has 88 units that are fully occupied and the Davis Center at the outskirts of Davis has 64 units that are 90 percent occupied.

Until 2008, cannery workers were precluded by Federal regulations from living at both the Madison Center and the Davis Center. However, the 2008 Federal farm bill contained a change in definition that allows cannery workers to live at both facilities. During the summer when the plant is at its peak, approximately 1,200 people are employed at the Pacific Coast Producers Cannery in Woodland.¹³

The Davis Center was demolished in 2001 and reconstructed over a period of three years. This newly built center is required to use new eligibility policies, including proof of agricultural work earnings from the previous year. These new requirements may be impacting the occupancy levels at the Davis Center.

In addition, a memo to the Yolo County Local Agency Formation Commission, dated December 2006, acknowledged changing housing preferences among farmworkers with families, stating that “workers are obtaining permanent employment positions and establishing permanent residences in, or closer to, urban areas. Urban

areas offer more amenities to farmworkers and their families.”¹⁴ However, the same memo also reported that some single migrant workers without families must travel up to 50 miles from their place of employment to find housing. These single migrant workers are not eligible for units at the migrant centers operated by YCH under current policies. In order for single migrant workers to be able to occupy units at the migrant centers, changes to State and Federal admission requirements as well as other regulations would be necessary.

These findings indicate that, among farmworkers in unincorporated Yolo County, cannery employees and single migrant workers without families experience the most immediate housing need. Actions HO-A9, A27, and A41 address this need.

¹³Pacific Coast Producers. www.pcoastp.com/canningtour/cn/receiving/html.

¹⁴Yolo County Local Agency Formation Commission. “Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings.” December 11, 2006.

f. Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county’s median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, disabled persons, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. About 34 percent of owner households and 66 percent of renter households are extremely low-income in Yolo County. A household of three persons with an income \$20,750 in 2012 would qualify as an extremely low-income household.

Table 33 shows the number of extremely low-income households and their housing cost burden in Yolo County in 2009. Only about six percent of extremely low-income owner households in the unincorporated county had a moderate housing cost burden and about 64 percent had a severe housing cost burden. Extremely low-income renter households had a slightly higher percentage of moderate housing cost burden than owner households and a significantly higher percentage of severe housing cost burden at 75 percent.¹⁵

Table HO-33 Housing Cost Burden of Extremely Low-Income Households, Unincorporated Yolo County, 2009

	Unincorporated County		
	Owners	Renters	Total
Number of Extremely Low-Income Households	377	725	1,102
Percent of Total Households	34.2%	65.8%	100.0%
Number with less than 30% Housing Cost Burden	115	140	255
Percent with less than 30% Housing Cost Burden	30.5%	19.3%	23.1%
Number with 30% to 50% Housing Cost Burden	22	45	67
Percent with 30% to 50% Housing Cost Burden	5.8%	6.2%	6.1%
Number with 50% or Greater Housing Cost Burden	240	540	780
Percent with 50% or Greater Housing Cost Burden	63.7%	74.5%	70.8%

Source: SACOG Housing Element Data Profiles, November 2012; 2005-2009 CHAS data set, huduser.org 2011.

¹⁵ See pages 46 and 47 for a discussion of housing cost burden.

State Government Code Section 65583(a)(1) states:

“Local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percentage of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdiction’s allocation of very low-income households pursuant to Section 65584.”

Based on Yolo County’s 2013-2021 regional housing needs allocation, there is a projected need for 213 extremely low-income units (which assumes 50 percent of the very low-income allocation) within the county.

g. Persons in Need of Emergency Shelter

Table HO-34 displays the result of a census taken in January 2009 of the homeless population in Yolo County. While this point-in-time count provides some estimate of the homeless population, these numbers may understate the current situation since persons and families struggling with homelessness are often in and out of shelters. In addition, the numbers for the “Rural Yolo County” category in the census include both the unincorporated county and the City of Winters. Numbers for the “Rest of Yolo County” category are the combined head counts from Davis, West Sacramento, and Woodland.

The homeless population counted in “Rural Yolo County” represents a very small share of Yolo County’s total homeless population. Only two individuals of the total 491 persons counted in the January census of the Yolo homeless population were found in the rural county. In addition, no homeless families were counted in RuralYoloCounty at the time. The small number of homeless persons in RuralYoloCounty may reflect the fact that services for this special needs population are concentrated in urban areas, where these services can be delivered most efficiently, both in terms of cost and the number of people they can reach.

TABLE HO-34 **Yolo County Homeless Population, January 2009^a**

	Rural Yolo County ^b		Rest of Yolo County ^c		Yolo County Total	
	Number	% of Total	Number	% of Total	Number	% of Total
Men	2	100%	272	56%	274	56%
Women	0	0%	133	27%	133	27%
Gender Unknown	0	0%	3	1%	3	1%
Children (Under 18)	0	0%	81	17%	81	17%
Total Homeless Population	2	100%	489	100%	491	100%
<i>Families with Children</i>	<i>0</i>		<i>41</i>		<i>41</i>	
<i>Number of Persons in Families with Children</i>	<i>0</i>	<i>0%</i>	<i>126</i>	<i>26%</i>	<i>126</i>	<i>26%</i>

^a The above numbers represent a point-in-time count on the day of the survey. Since many individuals and families move in and out of homelessness over the course of a year, the above numbers may understate the homeless population in Yolo County jurisdictions.

^b Includes Unincorporated Yolo County and Winters.

^c Includes the cities of Davis, West Sacramento, and Woodland.

Sources: SACOG Housing Element Data Profiles, November 2012; Yolo County Homeless and Poverty Action Coalition, 2009.

However, there is some feeling among those providing services to the homeless population in Yolo County that the head count in the rural county may be low due to cultural barriers preventing homeless persons in that area from seeking services and from being counted in the census. The rural county is also vast, with lots of places to camp, so it may be harder to locate homeless people living in the unincorporated area. Furthermore, there is a trend of homeless persons setting up camps just outside the City of Davis boundaries to avoid City police officers. Those individuals would likely be included in the homeless population count for Davis.¹⁶

Since 1988, Yolo County has collaborated with the Cities of Davis, West Sacramento, Winters, and Woodland through the Homeless Coordination Project. The County contributes funding towards the running of the Wayfarer Center in Woodland as a cold weather emergency shelter during the winter months, as well as supporting a homeless services coordinator position. Various County departments provide supportive services to the homeless population either directly through public agencies, or in coordination with local non-profit organizations. Such services include drug and alcohol treatment, health services, mental health services, and general assistance programs.¹⁷

Yolo County and the Cities of Davis, West Sacramento, Winters, and Woodland initiated a collaborative effort to develop a ten-year plan focused on eliminating homelessness

¹⁶ Price, Bill. Davis Community Meals. August 24, 2007.

¹⁷ Price, Bill. Davis Community Meals. August 24, 2007.

throughout the county. Yolo County secured a Community Development Block Grant of \$60,000 to prepare the plan, which includes permanent, supportive housing options for the homeless population. The Board of Supervisors adopted the plan in December 2009. Actions HO-A31 and A40 call for the County to continue supporting collaborative efforts to address homelessness throughout the county.

3. Sites for Homeless Shelters and Transitional Housing

State Housing Element law requires that local jurisdictions provide sites for homeless shelters and transitional housing unless they can document that there is no unmet need for such facilities within the community. Yolo County allows group homes of six or fewer individuals in any zone allowing residential uses in the county to accommodate shelters and transitional housing for special needs populations. SB 2 requires local governments to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional or other discretionary permit. Currently, Yolo County allows emergency shelters of less than six beds by right and of six beds or more by conditional use permit in the Esparto Downtown Mixed Use (DMX) Zone.

The current (2012) Yolo County Zoning Ordinance update includes draft regulations on which zones allow emergency shelters in Title 8, Chapter 2, Article 6, Section 4 of the County Code. The County proposes to allow emergency shelters of less than 20 beds through issuance of a non-discretionary Site Plan Review in all commercial zones, provided the project meets applicable development standards. Emergency shelters of 20 beds or larger are allowed through issuance of a Minor Use Permit in all commercial zones, as well as industrial zones.

Under the proposed Zoning Ordinance update, the County will also allow group care homes of less than six beds “by right” (building permit only) in all zones, and will allow group care homes of six or more beds through issuance of a Use Permit in specified agricultural zones (A-N and A-X), and residential zones (RR-5, RR-1, R-L, R-M). In commercial zones (C-G, DMX), and in industrial zones (I-L, I-H, and ORPD), group homes of more than 20 beds would require a non-discretionary Site Plan Review. Emergency shelters and group homes must be designed to be compatible with any adjacent single family residences, including appropriate setbacks, landscaping, and parking; provide adequate land area for on-site services if they are not connected to public services; and should also meet all State regulatory requirements and have all necessary State operating permits. In addition, group homes must not be located on agricultural land under an active Williamson Act contract.

H. Housing Constraints

This section of the Housing Element investigates constraints potentially impacting the development, maintenance, and preservation of housing in unincorporated Yolo County. Such constraints could hamper the County’s ability to meet the housing needs of county residents and accommodate the County’s Regional Housing Needs Allocation (RHNA). This section explores both non-governmental constraints on housing availability, such

as market costs of land and construction, as well governmental constraints on housing availability, including local agency fees, land use controls, and other regulations.

1. Non-Governmental Constraints

a. Residential Development Costs

The cost of residential land, site improvement costs, and construction costs are all major factors that affect the profitability and feasibility of private residential development and impact the market-rate sales prices and rental rates for housing.

Land: Limited availability of residential land in the unincorporated county may impact the cost of land in the area. According to the California Department of Conservation, Yolo County had 418,893 acres of land enrolled in the Williamson Act as of 2009. An additional 4,333 acres were enrolled as part of the California Farmland Conservancy Program at that time.¹⁸ These 423,226 acres, enrolled in programs that prohibit residential development, amount to approximately 64 percent of the county's total 661,760 acres, including the cities and unincorporated areas.

Due to the County's emphasis on growth management in its land use policies, there has historically been relatively little residential development activity in unincorporated Yolo County, there is relatively little market data available on residential land sales. Based on information from online listings, raw land, with an approved subdivision map, for both single family and multifamily residential development, costs between five and six dollars per square foot. However, most of these listings are located in cities rather than in the unincorporated communities.

The price of residential land with an approved subdivision map and any necessary on- and off-site improvements completed, is between \$70,000 and \$90,000 for a 6,000 to 8,700 square-foot, single family lot. Multi-family land sells at similar prices on a per-square-foot basis and may experience off-site improvement costs that are similar to a large single family residential development. However, multifamily projects often require higher architecture and engineering costs per acre for on-site improvements relative to single family developments. On- and off-site improvement costs are generally distributed over a larger number of units for multifamily residential developments; therefore, the cost of improved land for a multifamily project can be lower on a per unit basis, depending on the specific on-and off-site requirements for a project.

Construction Costs: Construction costs for a 1,700 square-foot single family home are between \$178,500 and \$187,000, or \$105 to \$110 per square foot, based on building valuation data compiled by the International Code Council (ICC). An additional 30 percent of construction costs and on-site improvement costs, or between \$53,500 and \$56,000, can be added to approximate "soft" costs, including architectural and engineering fees, contingency costs, marketing costs, construction loan interest, as well

¹⁸California Department of Conservation. "California Department of Conservation Recognizes Yolo County for Support of Williamson Act." July 15, 2005. www.consrv.ca.gov/index/news. Downloaded September 19, 2007.

as developer overhead and profit. These construction numbers exclude development impact fees and permit costs, which are discussed below under Government Constraints. For wood frame, garden-style apartment units, construction costs may range from approximately \$95 to \$100 per square foot, or about \$130,500 to \$137,500 per unit. Soft costs, 30 percent of hard construction and on-site improvement costs, could range between \$39,000 and \$41,000 per multifamily unit in additional construction costs. Again, these costs do not include development impact fees and permit costs.¹⁹

Total Development Costs: Total development costs, including land, on- and off-site improvements, and hard and soft construction costs, amount to between \$250,000 and \$285,000 per single family unit and between \$180,000 and \$195,000 per multifamily unit. Given current sales prices for existing homes, there is little demand market for new homes. While sales prices have decreased, land prices have slightly increased, making it less profitable to construct new homes. Additionally, developers face costs associated with new State regulations such as residential fire sprinklers.

Due to these development costs it is not possible to develop a single family home project that is affordable for very-low-income households without a significant subsidy. In the absence of such a subsidy, allowing and encouraging the production of affordable multifamily housing is necessary in order to meet the housing needs of very-low-income households. Action HO-A1 and A2, address this need by encouraging the production of multifamily housing in unincorporated Yolo County.

b. Financing Availability

Historically low real estate interest rates, alternative mortgage products such as adjustable-rate mortgages (ARMS), and subprime mortgages all contributed to an increased pool of qualified homebuyers over the past several years. However, the increased demand for housing also resulted in speculative real estate purchases and caused housing prices to appreciate at unsustainable rates. Since 2007, as the national housing market experienced downward price adjustments in response to the fallout from these trends, most areas of the country experienced a real estate market recession.

Some mortgage lenders were charged with lowering qualification requirements for potential borrowers during the housing boom. In response, Federal agencies have increased their oversight of mortgage lending companies to enforce tougher lending standards. Furthermore, the subprime mortgage market is experiencing high levels of delinquencies and defaults, causing a ripple effect in the greater lending market from loss of investor confidence. Overall, the result has been a tightening of credit nationally. So, while mortgage rates remain historically low, around 4 percent in the third quarter of 2012, borrowers with low credit scores and/or lower incomes may find obtaining a home mortgage more challenging than would have been the case several years ago. Buyers with small down payments will likely have to take out FHA loans, which require only 3.5

¹⁹ Construction cost estimates based on building valuation data compiled by the International Code Council (ICC).

percent down. Loan and insurance fees are increasing on most of these government-backed loan programs.

These recent trends could impact very-low-, low- and moderate-income households in Yolo County seeking to buy homes. In addition, with households who might previously have been marginally qualified to obtain mortgages now unable to purchase homes, there will likely be increased demand for rental housing.

With these changes in the mortgage market, the County needs to ensure an adequate supply of rental housing that is affordable for very-low- and low-income households. As discussed above, new single family homes generally are not suitable to meet this need due to high per unit development costs. Promoting and encouraging the production of affordable multifamily rental units is necessary to meet this need. Policies and actions in this Element seek to achieve this goal.

c. Flooding and Levees

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of the county have been designated special flood hazard areas, indicating that they lack 100-year flood protection. FEMA revised these maps on May 16, 2012 and they show that the size and depth of flooding mapped within the county has increased. These changes are in part due to increasing uncertainty about the level of flood protection provided by existing levees and other infrastructure. Likewise, the California Department of Water Resources (DWR) has prepared maps based on the FEMA data that define both the 100- and 200-year floodplains. Map changes resulting from the DWR update also expand the 100 and 200-year floodplains to include additional lands.

Knights Landing, including all vacant sites and planned projects identified in this Housing Element, Yolo, and Clarksburg, are located entirely within an "A" FEMA flood zone. The northern portion of Madison is located in an "A" FEMA flood zone, including two vacant parcels in the sites inventory (APN 049-440-01 and 0149-461-04). The Esparto eastern edge is located in an "AO" FEMA flood zone, the southeastern and southwestern edges are located in a special "X" FEMA flood zone, and a branch of an "A" FEMA flood zone runs through the community between Grafton Street and County Road 21A. One vacant parcel (APN 049-160-05) and part of the Capay Cottages and Emerald Homes/Story subdivision sites are located within the "AO" FEMA flood zone. Four vacant sites (APN 049-160-14, 049-110-18, 049-110-19, 049-110-20) and the Emerald Homes/E. Parker subdivision site are partially located within a special "X" FEMA flood zone.

Zone A has no base flood elevations determined and zone AO has flood depths of one to three feet, usually sheet flow on sloping terrain, with average depths determined. Zone X applies to 500-year flood areas, 100-year flood areas with average depths of less than one foot or with drainage areas less than one square mile, and 100-year areas protected by levees. Special development standards are required for development within the 100-year or 500-year floodplains. Three vacant parcels are located in a 500-year floodplain. For housing projects proposed in the “A” and “AE” FEMA flood zones, new buildings must be constructed above the Base Flood Elevation (BFE), or other special construction standards must be used.

Within a flood hazard area, development can proceed if it follows the construction methods required by FEMA and implemented by the County Flood Damage Prevention Ordinance. Such methods include the following:

- **Elevation of Living Areas.** All new residential construction is required to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to at least one-foot above the level of a 100-year flood (the BFE).
- **Stronger Construction Standards.** All new construction must be “anchored” to prevent flotation or other movement during a flood event. Plans must be engineered to show that the structure is designed to withstand the forces created by flood flows. The standards also require all construction materials and utility equipment below the 100-year flood elevation must be waterproof, and all electrical equipment must be raised above the flood level.

In addition to the increased cost to build in the floodplain, a proposed project may require a discretionary County permit. In such cases, the County may deny the project or require that additional measures be taken to address potential flooding. Such requirements may include further restrictions on development near levees to protect against seepage and to ensure that there is enough room to be able to fight floods and maintain the levee.

Recent legislation, including Senate Bill 5 (2007), generally regulates development in urban areas and is unlikely to have a significant effect on development in the unincorporated areas of the county. However, future legislative efforts at the State level may create new requirements and/or limits on development within flood-prone areas during the term of this Housing Element. Such constraints could further increase the cost of developing in flood-prone areas or even prohibit new construction within the floodplain.

2. Governmental Constraints

a. Delta Protection Commission

The Delta Protection Act of 1992 (California Public Resources Code Section 29700 *et seq.*) established the Delta Protection Commission (DPC) and identified its duties and powers. The DPC has significantly limited development, both in its interpretation of the

extent of the Primary Zone and in its interpretation of the requirements that must be met by new development within the Primary Zone.

In general, the DPC has authority over lands within the “Primary Zone” of the Sacramento-San Joaquin Delta. The Primary Zone includes that portion of Yolo County east of the Deep Water Ship Channel, south of Babel Slough, west of the Sacramento River, and north of the county line. The County and the DPC have disagreed about whether lands within the community growth boundary of Clarksburg as of January 1, 1992 are in the “Primary Zone.” In November 2006, the DPC determined that Clarksburg is within the Primary Zone despite the County’s objections. The Attorney General’s office has advised the DPC that it can reverse this decision in the future. As a result, the boundaries may warrant further review. However, the 2010 Primary Zone Study conducted by the DPC did not make any recommendations to change the status of Clarksburg. As a result, in 2011 the Annual Report included the Clarksburg area in the Primary Zone Map.

The DPC has adopted a Land Use and Resource Management Plan (LURMP) that describes how and what types of development can occur within the Primary Zone. Under the Delta Protection Act, all local government General Plans must be consistent with the LURMP. As a result, local governments may not approve any development that does not agree with the LURMP, except for any development that is consistent with the County General Plan as it existed prior to when the Delta Protection Act took effect on January 1, 1992.

The Delta Protection Act authorizes the DPC to overturn local government land use decisions through an appeal process. In this way, the DPC exercises some control over development in the Primary Zone even though it does not have permitting authority. This is important, as the DPC has interpreted the LURMP to severely constrain development—particularly residential development—in the Primary Zone. For example, the DPC has determined that certain policies in the LURMP prevent new residential development unless existing flood protection exceeds 100-year flood protection. Under this decision, developers may not meet this requirement by elevating the homes and building to the strict construction standards established by FEMA. Other LURMP policies could impose strict limits on commercial, industrial, and other non-residential development in the Primary Zone, depending upon their interpretation.

In 2006 and 2008, the DPC twice overturned the Yolo County Board of Supervisor’s approval of the Old Sugar Mill Specific Plan, for a proposed development located in Clarksburg. The project was located on an infill property within the town of Clarksburg that was the site of a former sugar beet processing plant. The proposal included commercial, office, and industrial uses; public infrastructure; and open space and waterfront areas; as well as 123 new residential units. The project was denied on the basis of inconsistency with Land Use Policy No. 4, which requires new non-agricultural residential development to be located where support infrastructure and flood protection are already provided.

b. Dispersed Housing Program Administration

Responsibility for housing programs in the County is dispersed among seven agencies:

- Planning and Public Works Department;
- County Administrator's Office;
- Housing Authority;
- Department of Employment and Social Services;
- Department of Alcohol, Drug, and Mental Health;
- Division of Environmental Health;
- LAFCO; and
- Agricultural Department.

This may impede the County's ability to implement various housing-related programs and actions. In light of this, Housing Element Action HO-A25 calls for the County to establish a Housing Coordinator position to better coordinate and centralize housing functions within the County.

c. Land Use Controls and Other Codes

i. Agricultural Preservation Policies and Growth Management Policies

County land use policies emphasize the importance of agricultural production within unincorporated Yolo County. These policies are also supported by the State, which mapped 252,083 acres in Yolo County as prime farmland in 2010. This acreage includes almost all land adjacent to the county's existing cities and towns. With the intention of promoting the preservation of agricultural uses and open space, the County has adopted mitigation requirements for the conversion of agriculturally-zoned land to non-agricultural uses. In addition, the County has established habitat mitigation requirements for certain types of development. Furthermore, the Land Use Diagram in the Land Use and Community Character Element identifies growth boundaries for each of the unincorporated communities and the cities in Yolo County.

For reference, the sections below provide additional explanation of the agricultural land and open space mitigation requirements.

Agricultural Lands Conversion Ordinance. Yolo County currently requires mitigation for the conversion or change from an agricultural use to an urban use. Section 8-2.2416 of the Yolo County Zoning Ordinance authorizes requirement of agricultural mitigation for all non-farming related discretionary approvals that involve the conversion of farm land. The County's agricultural mitigation requires the dedication of one acre of agricultural land be permanently protected for each acre of land changed from its agricultural use (1:1 ratio). There are three exemptions to this requirement: (1) inclusionary housing projects where a majority of the units are made available to low- and very-low-income households; (2) public uses, such as parks, schools, and cultural institutions; and (3) projects where mitigation was provided prior to the effective date of adoption of the ordinance.

The Agricultural Land Conversion Ordinance allows the mitigation to be satisfied in one of two ways. The first mechanism applies to conversions involving five acres or more and involves the granting of a farmland conservation easement, or equivalent mechanism, to a qualified entity approved by the County. In addition, the applicant is required to pay fees sufficient to compensate for all administrative costs incurred by the easement holder, including funds to establish an endowment to provide for future monitoring and enforcement of the easement. The second mitigation option allows, for conversions of less than five acres, either an easement as described above or payment of an in-lieu fee equal to \$10,100 per acre of farm land changed to urban use.

The ordinance also establishes qualifying criteria for mitigation lands, including:

- The acquisition of mitigation land is limited only to willing sellers.
- The Land Evaluation and Site Assessment (LESA) score of the land to be mitigated shall be equal to or greater than the land being converted.
- There must be a water supply sufficient to support ongoing agricultural uses.
- The mitigation land must be of an adequate size, configuration, and location to be viable for agricultural use.
- The mitigation land must be located within Yolo County and within two miles of the land to be converted. If there is no land available within two miles, mitigation can occur within four miles of the site being converted. Mitigation more than four miles from the project site may only occur by approval of the Board of Supervisors.

Habitat Mitigation. New development requiring discretionary changes in land use designation that may disturb foraging habitat for the Swainson's hawk must provide one acre of land for habitat mitigation for each acre of converted open space land (1:1 ratio). Since the Swainson's hawk tends to hunt in flat open fields, this means that nearly all land adjoining the existing cities and towns qualifies as potential foraging habitat. This mitigation is required through the California Environmental Quality Act (CEQA) and is enforced by an agreement between the State Department of Fish and Game and the Yolo County NCCP/HCP in which the County is a participant. The current in-lieu fee for Swainson's hawk habitat mitigation is \$8,660 per acre. Agricultural mitigation land may not overlap with habitat conservation easements, except that 5 percent of the total area may be set aside for both agriculture and riparian corridors.

While the various mitigation requirements and the growth boundaries may limit residential development in the agricultural areas of the County, they complement policies that encourage urban growth in the cities and in the existing unincorporated communities of Yolo County. These policies align with the Sacramento Area Council of Governments' (SACOG) Regional Blueprint program, which encourages the curtailment of sprawl and leap-frog development patterns in the region. More importantly, the County's General Plan provides for a sufficient amount of land to meet the County's

Regional Housing Needs Allocation (RHNA), as discussed in detail in the Residential Land Resources section.

ii. Land Use Controls – General Plan Land Use Designations and Zoning

General Plan Land Use Designations. By definition, local land use controls define opportunities for housing development by assigning housing to certain areas of the county and by establishing the number of housing units that can be built on a given parcel of land. The 2030 Yolo Countywide General Plan establishes land use designations for all land within the county’s boundaries. These land use designations specify the type of development the County will permit. The General Plan land use designations include seven designations that permit a range of residential development types (see Table HO-35) up to densities of over 20 units per acre: Agricultural (AG), Residential Rural (RR), Residential Low (RL), Residential Medium (RM), Residential High (RH), Commercial General (CG), and Commercial Local (CL). In comparison to the previous adopted plan, the 2030 General Plan increased the residential density ranges, added minimum densities, and increased the types of allowed uses within each designation, creating opportunities for a larger variety of housing.

TABLE HO-35 Yolo County General Plan Land Use Designations Allowing Residential Uses

LU Designation	Code	Description of Housing Types	Density Range	Consistent Zoning Districts
Agriculture	AG	Farmworker Housing	2 farm dwellings per legal parcel	AP, AE, A1, AGI, W, MHF, SG
Residential Rural	RR	Large lot rural homes, detached single family units, duplexes, and attached or detached second units	0.20 to 1 du/ac	RRA, MHF
Residential Low	RL	Detached single family units, duplexes, triplexes, fourplexes, and attached or detached second units	1 to 10 du/ac	RS, R1, MHF
Residential Medium	RM	Detached and attached single family and attached multifamily units	10 to 20 du/ac	R2, MHF, R-3
Residential High	RH	Apartments, condominiums, townhouses, and attached multifamily units	>20 du/ac	R4, MHF
Commercial General	CG	Upper floor and ancillary attached residential units	Any density	C1, C2, WF
Commercial Local	CL	Upper floor and ancillary attached residential units	Any density	C3, CH, RVP

Source: County of Yolo 2030 Countywide General Plan, **2009**.

Zoning Designations and Zoning for a Variety of Housing Types. Yolo County is currently (2013) updating its Zoning Ordinance to maintain consistency with the 2030 General Plan. The update will reflect the increased densities and greater range of allowed uses in the General Plan. The County expects to adopt the revised ordinance before the end of October 2013. The designations, standards, and requirements

included in the Housing Element reflect the existing Zoning Ordinance amended up to December 9, 2010. This Housing Element also discusses the proposed changes to the Zoning Ordinance and the newly created zone districts.

Table HO-36 details the six residential, four agricultural, and one mixed use zoning districts under the existing Zoning Ordinance that allow residential uses as either permitted uses or conditionally permitted uses. As shown in the table, Yolo County facilitates affordable multifamily development by permitting multifamily housing by right within the R-3 and R-4 zones. Affordable housing can often be developed within the R-S, R-1, R-2, and DMX zones as well due to low land values within the communities in unincorporated Yolo County. Duplex housing within the R-2 zone is a common form of affordable housing development. Within the residential zones, allowable densities range from 0.4 to more than 20 dwelling units per acre. However, the actual number of units a lot can support will vary depending on specific lot characteristics. Generally, fewer units are constructed than the maximum allowable density permits.

Some development projects in Yolo County apply for rezoning to Planned Development (PD). This combining zone allows for variations from the Zoning Code for various requirements such as setbacks and height, and may also be used to apply additional or alternative design criteria such as minimum percentage of windows/doors on front face, minimum number of wall setbacks on front face, no forward garage, or minimum roof pitch. The PD is established to a particular property via adoption of a parcel-specific ordinance that supplements and/or modifies the Zoning Code for the specific project. These typically are not significant governmental constraints; rather they provide an opportunity to accommodate site-specific or project-specific constraints or impediments, which can ensure the success of a project.

On October 13, 2009, the County adopted the Esparto Downtown Mixed Use Zone Ordinance (DMX) and rezoned numerous parcels located in northern Esparto near the intersections of Yolo Avenue and Woodland Avenue to DMX. The DMX zone permits residential densities from 10 units up to more than 20 units per acre. Detached single family units, and duplexes, townhouses, and condominiums of two to four units are allowed by right. Townhouses and condominiums of more than four units, and apartments are allowed by conditional use permit. The DMX zone allows dwelling units above the ground floor and artist live/work units on the ground floor. Additionally, the DMX zone allows group homes, transitional residences, and emergency shelters of six or less beds by right and of more than six beds by conditional use permit. The DMX zone provides housing opportunities for a variety of households.

Overall, the County zoning designations allow for a variety of residential densities that can achieve a balance between agricultural, single family residential, and multifamily residential land uses. The Zoning Ordinance Update is expected to further expand housing opportunities. No policies or actions are necessary to address this issue.

Second units. County zoning regulations also permit second or ancillary units as-of-right in certain zoning districts. Second or “granny” units are permitted in residential zones.

Secondary or ancillary units are also permitted in agricultural zones. County staff estimates that about five second dwelling units are constructed in residential zones on average per year in unincorporated Yolo County. However, no second or “granny” units have been constructed since 2009. In contrast, ancillary (second) homes are more frequently built in the agricultural zones. As illustrated in Table HO-36, all second and ancillary dwelling units are permitted as-of-right if the units meet development standards. Second or ancillary units in the residential and agricultural zones that do not meet standards may be approved through a Minor Use Permit.

On August 28, 2008 the County adopted its Accessory Structure Ordinance to include definitions of attached and detached residential second units, and the development standards applied to accessory units, in conformance with State law.

Mobile homes and manufactured housing. Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single-family residential dwellings.” Except for architectural requirements, the jurisdiction is only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.” The architectural requirements are limited to roof overhang, roofing material, and siding material.

The existing Yolo County Zoning Ordinance allows single mobile homes on permanent foundations in agricultural and residential zones with issuance of a building permit if setback and other development standards are met. Multiple mobile homes in residential zones combined with the Mobile Home Combining (MHF) Zone are allowed with a Site Plan Review and a rezone, which requires public hearings and approval by the Planning Commission and Board of Supervisors. The MHF Zone may be located in areas:

- Not designated by the General Plan as a historical area;
- Where a substantial portion of the individual parcels with the area proposed for rezoning are vacant;
- Where the design, architecture, size, and construction materials of the dwellings currently located in the area are such that mobile homes on foundations will reasonably harmonize with the existing dwellings; and
- Where the placement of mobile homes on foundations would not violate any known restrictive covenant of record prohibiting such placement on a significant portion of the vacant parcels proposed to be included with the Mobile Home Combining Zone (MHF).

In any area zoned Mobile Home Combining (MHF), the Board of Supervisors may establish design standards which shall be incorporated within the amendment to the zoning map. Thereafter, only mobile homes which meet the design standards imposed for the particular Mobile Home Combining Zone (MHF) shall be deemed compatible.

The Zoning Ordinance Update, currently in process, will be consistent with State law and allow manufactured homes usually “by right” with issuance of a building permit in all agricultural (A-N, A-X, A-R) and residential zones (RR-1, RR-5, RL) in which conventional single-family residential dwellings are allowed.

Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks. The existing Yolo County Zoning Ordinance allows mobile home parks in the Multiple-Family (R-3) and Apartment-Professional (R-4) zones with a Conditional Use Permit (CUP). The Zoning Ordinance allows a maximum of 10 spaces per acre in the R-3 zone and 12 spaces per acre in the R-4 zone.

Farmworker housing. Section 17020 (et seq.) of the California Health and Safety Code specifies that employee housing and labor camps shall be allowed in all jurisdictions in California. Section 17021.5(b) states, for example:

“Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.”

Section 17021.6 of the California Health and Safety Code concerning farmworker housing states that: “no conditional use permit, zoning variance; or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone.”

The existing Yolo County Zoning Ordinance only allows farm labor camps under 6 beds with a Conditional Use Permit (CUP) in the Agricultural Preserve (A-P), Agricultural Industry (AGI), and Agricultural General (A-1) zones. The Zoning Ordinance Update will be consistent with State law and allow for farm labor housing projects under 20 beds or 20 employees in size with issuance of a Site Plan Review in all agricultural and residential zones except the Agricultural Commercial (A-C), Agricultural Residential (A-R), and Low Density Residential (R-L) zones. Farm labor housing projects over 20 beds or employees are permitted and regulated by the State of California. As with other similar residential uses, a minor use permit may be required for a farm labor housing project under 20 beds if the project is not designed to be compatible with adjoining single-family residences, adequate land area is not available for the provision of on-site services, or the project does not meet State regulatory requirements.

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HOUSING ELEMENT

TABLE HO-36 Yolo County Residential and Mixed Use Zoning Districts

Zoning District	Minimum Lot Size	Maximum Units Per Acre	Residential Uses Permitted as of Right	Conditionally Permitted Uses or Special Requirements
Residential Suburban (R-S)	0.5 acres	2.0	One single family dwelling unit and one second unit	1. Second units that do not meet development standards
Residential, Rural, Agricultural (RRA)	2.5 acres	0.4	One single family dwelling unit and one second unit	1. Second units that do not meet development standards
Residential One-Family (R-1)	6,000 s.f.	7.0	One single family dwelling unit and one second unit	1. Second units that do not meet development standards
Residential One-Family or Duplex (R-2)	6,000 s.f.	14.0	One single family or duplex dwelling and one second unit	1. Second units that do not meet development standards
Multiple-Family (R-3)	7,000 s.f.	21.0	Multi-family dwellings; single family; and duplex dwellings and one second unit	1. Mobile home units up to 10 units per acre conditionally permitted 2. Second units that do not meet development standards
Apartment-Professional (R-4)	7,000 s.f.	43.0	Multi-family dwellings; single family; and duplex dwellings and one second unit	1. Mobile home units up to 12 units per acre conditionally permitted 2. Second units that do not meet development standards
Agricultural General (A-1) and Agricultural Exclusive (A-E)	20 acres	0.1	One single family and one ancillary dwelling unit.	1. Agricultural labor camps permitted with Minor Use Permit 2. Single-family dwellings on two or more antiquated subdivision lots require Major Use Permit 3. More than one ancillary unit
Agricultural Preserve (A-P)	80 acres	0.025	One single family and one ancillary dwelling unit	1. Agricultural labor camps permitted with Minor Use Permit 2. Single-family dwellings on two or more antiquated subdivision lots require Major Use Permit 3. More than one ancillary unit
Agricultural Industry (AGI)	NA	NA	None	1. Agricultural labor camps permitted with Minor Use Permit
Esparto Downtown Mixed Use (DMX)	NA	NA*	Detached single family dwelling units; attached single family duplexes, townhomes or condominiums of two to four units; dwelling units located above the ground floor; and live/work units	1. Attached single family units over four units 2. Multi-family dwellings

* The DMX zone requires a minimum of 20 dwelling units per acre.
 Sources: Yolo County Zoning Ordinance, Title 8, 2012.

Inclusionary Housing. Title 8, Chapter 9 of the Yolo County Zoning Ordinance establishes the County's inclusionary housing requirements. All residential for-sale developments of 10 or more units are required to provide 20 percent of the housing units at costs affordable to low- and moderate-income households. The County requires that half of the affordable units be priced at levels affordable to low-income households and half at prices affordable to moderate-income households.

In addition, the County requires that multifamily rental projects of 20 or more units must provide a minimum of 25 percent of the units at levels affordable to very-low-income households and an additional 10 percent of the total units to low-income households. Multi-family rental projects with between seven and 19 units are required to provide 15 percent of the units to very-low-income households and 10 percent to low-income households.

Based on a comparison of inclusionary ordinances compiled by the California Coalition for Rural Housing, the percentages required by the County's inclusionary ordinance are within the range of what other inclusionary ordinances around the state require, although they are on the higher end. Most requirements in other jurisdictions fall between 10 and 20 percent.

On March 24, 2009, Yolo County adopted an in-lieu fee ordinance that allows developers of single family residential projects of less than 10 units and multifamily residential projects of less than eight units to pay a fee in lieu of constructing affordable housing units as part of the project. The in-lieu fee is based on a scale of \$1,292 per for-sale unit and \$1,761 per rental unit. Residential units exempt from the inclusionary ordinance and in-lieu fees include the following:

- Individual single family units not exceeding construction cost thresholds defined by the inclusionary ordinance;
- Replacement units not exceeding the gross floor area of the original structure that are constructed within 12 months of demolition of the prior residence;
- Replacement structures not exceeding 500 square feet; and
- Units built through self-help programs serving residents below 80 percent of the area median income.

Table HO-37 below summarizes the current inclusionary housing requirements:

TABLE HO-37 **Summary of Current Inclusionary Housing Requirements, 2012**

Project Type and Size	Percent Affordable to Very-Low-Income	Percent Affordable to Low-Income	Percent Affordable to Moderate-Income	Total Inclusionary Requirement
For Sale, 10 or more units		10%	10%	20%
For Sale, less than 10 units	NA	NA	NA	In-lieu fee
Rental, 20 or more units	25%	10%		35%
Rental, 8 to 19 units	15%	10%		25%
Rental, less than 8 units	NA	NA	NA	In-lieu fee

Source: Yolo County Ordinance, 2012.

All affordable inclusionary units must be constructed on-site concurrently with the market rate portion of the project. For-sale units carry a 20-year affordability covenant while multifamily rental units are required to remain permanently affordable. In addition, all in-lieu fees collected are designated for use by affordable housing developers in the provision of very-low- and extremely-low-income housing.

The County's inclusionary requirements may inadvertently create a constraint to residential development in the unincorporated areas since they increase burdens on private developers. While the County has determined that this mechanism presents the best option for ensuring that the housing needs of all income groups are met, the County is committed to ensuring the requirements do not make new market-rate development financially infeasible, especially during this slow period of recovery in the housing market. The County will explore reducing the percentage requirements to a percentage that is financially feasible in the local housing market. In recognition that the inclusionary housing requirements may prevent certain residential projects from being financially feasible, the Inclusionary Housing Ordinance also allows for alternatives to the standard requirements, including allowing for construction of units to be located off-site, the dedication of land, as well as the transfer of affordable housing credits.

In addition, the County provides fee waivers of up to 50 percent of the building permit fees for affordable units; modified zoning and infrastructure standards for affordable units; priority building permit processing for affordable projects; and a density bonus per State Government Code Section 65915 for projects meeting the affordability levels established in the County's Inclusionary Housing Ordinance. As indicated above, the ordinance also exempts certain individual single family new construction and replacement projects, as well as housing constructed as part of a self-help housing program serving owner-occupants below 80 percent of area median income.

iii. Local Building Codes

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Building code standards can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

On January 1, 2011, significant changes to California Building Codes (CBC) became effective. Changes include the adoption of green building standards which are known as CALGreen. CALGreen is California's first green building standards code and a first-in-the-nation state-mandated green building code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1 and Tier 2. Cities and counties, at their discretion, may adopt Tier 1 or Tier 2 as mandatory or adopt and enforce other standards that are more stringent than the CALGreen Code.

The County is currently (2013) updating the County Building Code to adopt the 2010 version of the California Building Code, including all Tier 1 CALGreen regulations. The County is also exploring the option of adopting some Tier 2 regulations to obtain the greenhouse gas emission reductions identified in the Yolo County Climate Action Plan, adopted May 11, 2011.

The 2010 California Building Code requires fire suppression systems in all new single family units and the addition of mandatory residential fire sprinklers in all new one and two family, townhome, and manufactured housing construction. According to the U.S. Fire Administration, the inclusion of a sprinkler system adds between \$1.00 and \$1.50 per square foot to new residential construction costs.²⁰ The County required sprinklers before it was mandated by the 2010 California Building Code, and has found the inclusion of residential sprinkler systems as a suitable mitigation for the limited availability of fire protection services, such as full-time professional fire personnel, in much of unincorporated Yolo County.

iv. Code Enforcement

Code Enforcement is generally carried out in response to public complaints. Enforcement is targeted, with immediate threats to public health and safety as the highest priority, followed by threats to property. Nuisances are assigned the lowest priority. The County does not actively search for violators, but takes note if a violation is observed in the field. For qualified property owners, Community Development Block Grant (CDBG) loans are available to assist low-income residents with home improvement projects that can address code compliance issues.

v. Development Standards

Table HO-38 details the site improvement requirements established by the County's Zoning Ordinance for residential and agricultural zoning designations. For the creation of new lots, minimum lot sizes range from 6,000 square feet to 2.5 acres in the residential zones; however, owners may build on any legal, existing residential lot, regardless of size. To provide for additional flexibility, the County has Planned Development (PD) overlay areas that allow for minimum parcel size requirement and other standards to be modified through site-specific evaluation. For example, under the PD regulations, the County has approved residential subdivisions with 3,000 to 4,000 square-foot lots for single family homes.

Unincorporated Yolo County is primarily agricultural and includes several small towns with low density one and two-story buildings. However, height limitations in the existing R-4 (Apartment-Professional) Zone and the Esparto DMX (Downtown Mixed Use) Zone could accommodate buildings of up to four stories. However, the lack of adequate sewer and water pressure, parking availability, and ADA requirements deter buildings in excess of two stories, with the exception of the campus of UC Davis.

Regarding parking standards, for one- and two-family dwellings, the County currently requires one off-street parking space for each dwelling unit with two or fewer bedrooms and two off-street parking spaces for units with three or more bedrooms. For multifamily dwelling units, one off-street space is required for each unit with one or fewer bedrooms and 1.5 off-street parking spaces for each unit with two or more bedrooms. All off-street parking must be graded and paved, except for farm dwellings, which require grading only. The updated Zoning Ordinance regulations propose to allow more staff discretion in reducing off-street residential parking requirements if a parking supply study indicates an ample supply of available on-street or other nearby public parking.

The Land Use and Community Character Element of this General Plan contains an action item that requires the County to make necessary changes to the zoning standards, to be consistent with the updated General Plan. For example, the updated General Plan land use designations specify minimum residential densities, and the zoning regulations will reflect this including the development of new zoning categories that will allow for the full density range of each land use designation to be achieved. Yolo County is currently (2012) working on the draft Zoning Ordinance, which is anticipated for adoption before the end of 2013.

For all the existing lots using septic and on-site drinking water well, the County Codes require minimum setback standards to be met, which may limit the development on the small lots. For example, individual domestic well must be located at least 100 feet away from leach fields. For a complete list of setback requirements, refer to Table No. 3 & 4 in Chapter 8 "Water Quality" of Title 6 "Sanitation and Health" of the County Codes."

TABLE HO-38 Yolo County Site Development Regulations for Residential Development by Zoning District

Zoning District	Minimum Lot Area		Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Yard (Feet)			Maximum Building Height (Feet)	Minimum Lot Area Per Dwelling Unit (SqFt)
	Acres	Square Feet			Front	Side	Rear		
Residential Suburban (R-S)	0.50	21,780	125	110	35	10-20	40	35	NA
Residential, Rural, Agricultural (RRA)	2.5	NA	180	^a	35	10-20	40	35	NA
Residential One-Family (R-1)	0.14	6,000	60-70	100	25	3-15	25	30	NA
Residential One-Family or Duplex (R-2)	0.14	6,000	60-70	100	25	3-15	25	30	NA
Multiple-Family (R-3)	0.16	7,000	60-70	100	20	3-15	20	40	2,000 ^b
Apartment-Professional (R-4)	0.16	7,000	60-70	100	20	3-15	20	45	1,000 ^b
Agricultural General (A-1)	20	NA	100	NA	90	10	50	NA	NA
Agricultural Exclusive (A-E)	20	NA	100	NA	90	10	50	NA	NA
Agricultural Preserve (A-P)	80	NA	NA	NA	90	NA	50	NA	NA
Agricultural Industry (AGI)	NA	NA	NA	NA	NA	NA	NA	NA	NA
Esparto Downtown Mixed Use (DMX)	NA	NA	NA	NA		NA ^c NA ^d	10 ^d	50	NA
Planned Development (-PD)	Flexible		Flexible		Flexible			Flexible	

^a Lot depth must not be greater than four times the lot width

^b 20 feet required between buildings used for dwelling purposes

^c Front yard should abut property lines except where architectural features will project into public sidewalks.

^d Except when abutting a property in a residential zone where the minimum required setback is 20 feet.

Sources: Yolo County Zoning Ordinance, Title 8, 2012.

Due to the county's rural character, off-site improvement requirements are less stringent than those required in some other jurisdictions. In the past, residential developments have generally been required to provide a minimum local street right-of-way of 50 feet with a paved surface of 36 feet, including curbs, gutters and sidewalks. The County can and has approved narrower roads under the PD overlay development review process, which allows greater flexibility. The Circulation Element contains an action item that requires the County to investigate new narrow roadway standards, particularly in community areas where the bulk of residential units are located. The County is exploring options for adopting narrow roadway standards in the next edition of the County Improvement Standards and incorporating narrow roadway standards into subsequent specific plans.

These site regulations are standard requirements and do not constitute an unreasonable or unnecessary constraint on housing production while ensuring reasonably safe ingress and egress to residential areas.

vi. Local Permit Processing Fees and Development Impact Fees

Tables HO-39 and HO-40 list the various development fees the County levies on residential developments (in-lieu mitigation fees for loss of agricultural land and habitat are addressed earlier under item "i"). Based on the fees listed in Table HO-39, a typical 2,200 square-foot single family unit in Esparto would require an estimated \$24,493 in County fees.²¹ The fee estimate includes application, plan check, development impact, County Facilities and Services Fee, and Fire District fees. The project would also be charged an additional \$6,534 in school district fees for a grand total of \$31,027. This fee estimate excludes the cost of a use permit, tentative and final subdivision or parcel maps, as well as CEQA review costs that would all likely be applied during the subdivision process and later passed on by the land developers to homebuilders in the price of land that is entitled for residential development.

²¹Based on a valuation of \$324,904 for a typical single family dwelling of 2,200 square-feet and a 660 square-foot attached garage.

TABLE HO-39 Yolo County Processing and Development Impact Fees for a Typical Single Family Home

Total Valuation	Fee
<i>Submittal Fees</i>	
Addressing Fees	\$65.00
Fire Admin Fee	\$65.00
Planning Division Fees	\$154.00
Environmental Health Building Review Fees	\$167.20
Technology Fees	\$171.92
Title 24	\$250.71
CALGreen Review Fees	\$376.06
Environmental Health Site Plan Review Fee	\$389
Elevation Certificate Fee	\$390.00
Fire Sprinkler Fees	\$438.00
Plan Check Fees	\$1,629.60
<i>Subtotal</i>	<i>\$4,096.49</i>
<i>Issuance Fees</i>	
Building Standards Fee	\$13.00
Seismic Fees	\$32.49
Building Issuance Fees	\$40.00
Flood Plain Permit	\$40.00
Storm Water Review Fees	\$40.00
Grading Permit Fees	\$130.00
Public Works Fees	\$150.00
Mechanical Permit Fees	\$188.03
Technology Fee	\$219.55
Plumbing Permit Fees	\$250.71
Electrical Permit Fees	\$313.38
General Plan Recovery Fees	\$338.92
Inclusionary Housing In-Lieu Fee	\$1,292.00
Building Permit Fees	\$2,507.07
Sewer Connection Fee	\$3,907
Water Connection Fee	\$4,317
Facilities and Services Authorization Fee (FSA)	\$6,617.60
<i>Subtotal</i>	<i>\$20,396.75</i>
<i>School District Fees</i>	
Esparto Unified School District	\$6,534.00
<i>Subtotal</i>	<i>\$6,534.00</i>
TOTAL	\$31,027.24

Source: Yolo County, 2012.

Based on the fees listed in Table HO-40, a typical eight unit multifamily development in the Esparto area would require an estimated \$83,220 or \$10,402 per unit. The fee estimate includes application, plan check, development impact, Community Service District, Fire District fees, and school district fees. This fee estimate excludes the cost of a use permit, tentative and final subdivision or parcel maps, as well as CEQA review costs that would all likely be applied during the subdivision process and later passed on by the land developers to homebuilders in the price of land that is entitled for residential development. Some communities, such as Esparto require additional infrastructure impact fees. The community-specific fees in Esparto total about \$32,900, increasing the total fees per unit to \$14,513.

Development impact fees are slightly lower for multifamily units since several fees are per development rather than per unit, and the Facilities and Services Authorization Fee component is only \$4,879.60 per multifamily unit compared to \$6,617.60 per single family unit. In addition, multifamily units generally have lower valuations, reducing the fees for General Plan Cost Recovery and the Strong Motion Instrumentation Program, as well as Building Permit fees, which are based on total valuation estimates.

These application and development impact fees amount to between 10 and 12 percent of the per-unit development costs for a single family home and approximately 5 percent of the costs for a multi-family development calculated in the Non-Governmental Constraints section above. Since these permit and fee costs are consistent with the fee levels found in neighboring communities, they do not appear to represent an undue constraint upon the development of housing.

**TABLE HO-40 Yolo County Processing and Development
Impact Fees for a Typical Multifamily Development**

Total Valuation	Fee
<i>Submittal Fees</i>	
Fire Admin Fee	\$65.00
Addressing Fees	\$130.00
Environmental Health Building Review Fees	\$158.40
Environmental Health Site Plan Review Fee	\$287
Technology Fees	\$359.08
Fire Sprinkler Fees	\$381.00
Title 24	\$545.21
CALGreen Review Fees	\$817.82
Plan Review Fees	\$3,543.86
<i>Subtotal</i>	<i>\$6,287.37</i>
<i>Issuance Fees</i>	
Building Standards Fee	\$35.00
Building Issuance Fees	\$40.00
Seismic Fees	\$87.10
Mechanical Permit Fees	\$408.91
Technology Fee	\$427.66
Plumbing Permit Fees	\$545.21
Electrical Permit Fees	\$681.51
General Plan Recovery Fees	\$1,741.95
Sewer Connection Fee	\$3,907
Water Connection Fee	\$4,317
Facilities and Services Authorization Fee (FSA)	\$39,036.80
Building Permit Fees	\$5,452.00
<i>Subtotal</i>	<i>\$56,680.14</i>
<i>Other Fees*</i>	
Landfill Technology Fee	\$9.48
Construction Demolition Review (Building)	\$130.00
Deferred Submittal Stairs	\$130.00
Construction Demolition Review (Landfill)	\$158.00
Disabled Access	\$817.82
Esparto Unified School District	\$19,008
<i>Subtotal</i>	<i>\$20,253.30</i>
TOTAL	\$83,220.81
TOTAL PER UNIT	\$10,402.60

* Development in Esparto requires two additional community-specific fees that were not included in this total: Alpha Street Extension Fee \$15,680 and Esparto Park Development Impact Fee \$17,200
Source: Yolo County, 2012.

vii. Approval Time Frames

According to the County Planning Division, plans for individual single family dwelling units and for multifamily rental projects can be approved through a ministerial site plan review conducted concurrently with the building permit process, assuming appropriate zoning is in place for each project and the project meets development standards. The ministerial review and building permit issuance process typically require two to four weeks. However, major subdivisions or planned developments generally take between 9 and 18 months for permit processing. This may include the concurrent preparation of an Environmental Impact Report, which typically requires a minimum of 6 to 14 months to complete. Much of this timeframe is necessary to accommodate the public noticing, consultations, and review periods required by State law.

viii. Infrastructure Availability

The infrastructure capacity in the unincorporated communities presents a severe constraint to residential development. Several unincorporated communities, such as Clarksburg and Dunnigan, lack community water or wastewater systems. While residents and businesses in Clarksburg rely on private septic systems, some residents and businesses in Dunnigan are connected to wastewater pond treatment systems that are characterized as providing minimal treatment. The communities of Esparto, Madison, Wild Wings, and Knights Landing have community wastewater systems. North Davis Meadows, Royal Oaks Mobile Home Park, and El Macero are connected to the City of Davis wastewater system. But while Esparto and Madison need only incremental expansion of the existing system to accommodate new development, Knights Landing needs major infrastructure improvements to meet the needs of planned development.²² Municipal water systems are available in Esparto, Madison, Knights Landing, Wild Wings, North Davis Meadows, and Yolo. El Macero, Royal Oaks Mobile Home Park, and Willowbank are connected to the City of Davis water system. El Rio Villa and the Davis Migrant Center are supplied by private water systems. None of the rural communities have a municipal storm water drainage system.

Such infrastructure issues present barriers to new housing construction. Residential densities are limited in areas that require well and septic systems. For new developments in communities with community systems, the costs of upgrading community wastewater systems could hinder residential development. In addition, the County may not be able to approve new residential units during the time required to update and upgrade existing community systems. Section J.4 starting on page HO-104 of this chapter describes infrastructure issues in more detail. Actions HO-20 and A21 address this barrier to housing production in unincorporated Yolo County.

d. On- and Off-Site Improvements

Yolo County requires basic on- and off-site improvements in conjunction with development. These improvements are required through the Land Development and Zoning Ordinance regulations found in Title 8 of the County Code. These requirements

²²Yolo County 2030 Countywide General Plan, Public Facilities and Services Element, Table PUB-1.

include the dedication of land for streets, schools, parks, and other public uses associated with new development. Due to the rural nature of the county, these requirements are generally limited as compared to those in more urban areas. Generally, a minimum street right-of-way of 50 feet with a paved surface of 36 feet (including curbs, gutters and sidewalks) is required for residential development. Policies CC-2.16F and CI-3.6 encourage an even narrower street section in the future. The current (2008) County Improvement Standards do not reflect these narrow street standards, but Yolo County is exploring options for narrow street standards for the next update.

The Zoning Ordinance currently requires a minimum lot size of 6,000 square feet; setbacks of 25 feet in the front yard; 25 feet for the rear yard; and 6 and 6 feet, or 10 and 3 feet, for the two side yards for typical single family residential development. Policy LU-1.1 of this General Plan establishes much greater densities for single family development which will result in smaller lots. Yolo County is currently (2013) updating the Zoning Ordinance for consistency with the 2030 General Plan, which will increase allowed residential densities in most zones.

Height restrictions in the residential zones allow a maximum height of 30 feet for Residential Single Family Zones and 40 feet for Multifamily Zones, thereby easily accommodating two and three story structures. The DMX zone allows structures up to 50 feet, easily accommodating four story structures. As noted previously, the existing zoning regulations require two off-street parking spaces for new homes with three or more bedrooms located in town. Multifamily development requires one parking space for each dwelling unit containing no more than one bedroom, and 1.5 parking spaces for each dwelling unit containing two or more bedrooms. The updated Zoning Ordinance regulations propose to allow more staff discretion in reducing off-street residential parking requirements if a parking supply study indicates an ample supply of available on-street or other nearby public parking.

In addition to the subdivision and zoning regulations, the County requires new development to meet the standards found in the County Improvement Standards. The standards provide further detail on basic public improvements required for residential and non-residential development.

In 2009 the County adopted countywide Residential Design Guidelines. These advisory guidelines generally address primarily exterior aesthetic and resource efficiency issues, which promote long-term lower operation and maintenance costs for residents. The guidelines also include universal design principles for disabled accessibility that encourage such visitability accommodations as wide halls and doorways, no-step entrances, and bathrooms with sufficient floor space and accessory and appliance heights and locations for wheelchair use. Architectural design review on individual single family lots is not required. The County implements the requirements of Section 65852 of the State Government Code as related to manufactured housing.

Project consistency with the above requirements is ensured through staff-level site plan approval which the County considers to be the minimum necessary for orderly development. Site plan approval can be done concurrently with building permit submittal.

Deviation from the above requirements is possible through the Planned Development Zone.

3. Potential Constraints on the Development, Maintenance and Improvements of Housing for Persons with Disabilities

State Government Code Section 65583(a)(4) requires, as part of the Housing Element governmental constraints analysis, the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

The County has not identified any constraints in its policies or regulations with regards to providing housing for persons with disabilities. Moreover, the County has negotiated terms in the last four Development Agreements for new subdivisions to require mandatory handicapped accessibility design features within all new residential units. The Land Use and Community Character Element of the General Plan contains policy language further encouraging accessibility of housing for persons with disabilities.

1. Assisted Units at Risk of Conversion

In accordance with State law, the following section provides an inventory of affordable housing developments and identifies whether or not any are at risk of converting to market rates within ten years of the start of the housing element planning period (i.e., by January 1, 2023). This section also identifies resources available to assist the County in preserving at-risk units.

1. Inventory of Existing Subsidized Units and Risk of Conversion

Table HO-41 lists the six existing multifamily residential developments in unincorporated Yolo County that have received federal, State, or local assistance. None of the 264 affordable units in these developments are at risk of conversion. Many of the units are owned and operated by Yolo County Housing and have conventional subsidy contracts with the U.S. Department of Housing and Urban Development (HUD).

Harbor Apartments is financed through the U.S. Department of Agriculture Rural Development's Section 515 program and was identified as eligible for pre-payment in 2009. However, the development has a 50-year loan with the Section 515 program with an affordability end date of 2039.

TABLE HO-41 Yolo County Subsidized Affordable Housing Stock, 2012

Apartment Complex	Community	Affordable Units	Funding Sources	Affordability End Date
Mercy Housing	Esparto	80	HOME, CDBG	NA
VistaMondocito	Esparto	16	Conventional HUD subsidy	NA
Ridge Cut Homes	Knights Landing	10	Conventional HUD subsidy	NA
Harbor Apartments	Knights Landing	24	Section 515 Program	2039 ^a
Yolo	Yolo	10	Conventional HUD subsidy	NA
El Rio Villa I-IV	Winters area	124	Conventional HUD subsidy	NA
Total		264		

^a Stephen Nnodim, Multifamily Housing Program Director with the USDA Rural Development Office, confirmed that Harbor Apartments has an affordability end date of 2039.
Sources: SACOG Housing Element Data Profiles, November 2012; David Morrison, Assistant Director, Yolo County Planning Division, 2012; SACOG, 2012; USDA, 2012.

In addition to these multifamily projects, the County’s inclusionary housing policy has resulted in additional affordable units that are all privately subsidized and under affordability agreements for a minimum of 20 years. Approximately 25 low-income units have, or will be built in three developments that are either completed or currently under construction. These 25 units represent approximately 10 percent of the 233 units in these three projects. An additional four planned developments, at various stages of the development application process, call for about 69 of the total 342 proposed units to be affordable to low- and moderate-income households. The affordability of these 69 units splits fairly evenly between low- and moderate-income units. The first of the affordability agreements will not expire until 2025, beyond the required ten-year analysis period for affordable units at risk of conversion.

2. Available Preservation Resources

a. Financial Resources

The County has access to several financial resources that could be leveraged to assist in the preservation of at-risk affordable housing units:

- County Inclusionary Housing In-Lieu Fee
- Rural Development Section 515 Multi-Family Housing Preservation and Revitalization Restructuring Program
- State CDBG Program
- HCD HOME Investment Partnerships Program (HOME)
- Mortgage Revenue Bonds
- State grant programs
- Federal grant programs

- Low-Income Housing Tax Credits
- HUD Section 8 Vouchers
- United States Department of Agriculture (USDA)
- Yolo CountyHousing

b. Organizational Resources

HCD maintains a list of qualified non-profit or for-profit organizations or individuals who are interested in purchasing government-subsidized, multifamily housing projects and who agree to maintain the long-term affordability of projects.²³ While the list is constantly being updated by HCD, as of September 2012, there were 12 qualified entities interested in partnering on projects located in Yolo County. These organizations include:

- ACLC, Inc
- C. Sandidge and Associates
- Christian Church Homes of Northern California, Inc.
- Community Housing Opportunities Corporation
- Eskaton Properties Inc.
- Nehemiah Progressive Housing Development Corp.
- Rural California Housing Corp
- Sacramento Mutual Housing Assoc.
- Sacramento Valley Organizing Community
- Sacramento Mutual Housing Association
- Solano Affordable Housing Foundation
- Yolo Mutual Housing Association

These various entities could bring a variety of organizational resources and experience towards the preservation of affordable housing units in projects at risk of conversion to market-rate housing.

J. Residential Land Resources

State law requires this Housing Element to demonstrate that Yolo County can accommodate its “fair share” housing need for the January 1, 2013 to October 31, 2021 planning period. This housing need, the Regional Housing Needs Allocation (RHNA), identifies the minimum number of housing units necessary to accommodate population growth for all income levels in YoloCounty. As shown below in Table HO-42, Yolo County must demonstrate that it can accommodate a total of 1,890 new dwelling units by October 31, 2021. Table HO-42 further identifies the number of units needed by very-low-, low-, moderate-, and above-moderate-income households. Household income levels are defined as follows:

- **Very-Low-Income:** Households with incomes less than 50 percent of Median Family Income (MFI)

²³ <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

- **Low-Income:** Households with incomes between 51 percent and 80 percent of MFI
- **Moderate-Income:** Households with incomes between 81 percent and 120 percent of MFI
- **Above-Moderate-Income:** Households with incomes greater than 120 percent of MFI

Included in Yolo County's RHNA for this planning period are 1,528 units associated with UC Davis. While UC Davis is not subject to Yolo County land use authority, it is located within the unincorporated county and is therefore included in the County's RHNA. The "University" housing need identified in Table HO-42 is based on SACOG's assumptions for new student and faculty housing planned for the UC Davis West Village project. Because the West Village project site currently is located in an unincorporated part of the county, as shown in Figure HO-4, SACOG has included the housing need associated with this project as part of Yolo County's total RHNA obligation. However, based on conversations with the Director of Real Estate for West Village it was determined that 507 units of that total have already been built, and only 970 units remain to be built during the Housing Element planning period. This means the County needs to make up for this shortfall by demonstrating adequate sites for an additional 558 units in other areas of the county. Given the recent efforts of the County to increase residential densities, adopt a new DMX zone, and provide assistance for the new Mercy Housing development, the County is able to accommodate these additional units that SACOG allocated to the University.

The following sections describe how Yolo County will meet its housing need of 1,890 new units during this planning period. This need will be met through housing projects approved, constructed or under construction as of January 1, 2013; the UC Davis West Village project; new homes constructed in agricultural areas; and new homes in residential areas of unincorporated county communities. Additional units created during the planning period that result from by-right second units and from inclusionary units from planned new community growth are likely to ultimately result in affordable units in excess of the fair share requirement.

TABLE HO-42 Unincorporated Yolo County Regional Housing Needs Allocation (RHNA), 2013-2021

	Very Low	Low	Moderate	Above Moderate	Total
Yolo, Unincorporated	82	57	67	156	362
University	345	242	284	657	1,528
Total	427	299	351	813	1,890

Note: As described above, SACOG assumed that 1,528 units would be built at West Village during the 2013-2021 planning period; however, 507 units were built and already occupied as of Fall 2012. The actual number of units the County can count at West village is 907, including 148 very low-, 129 low-, 159 moderate-, and 534 above moderate-income units.

Source: SACOG Regional Housing Needs Plan, 2012.

1. Inventory of Planned Projects as of January 1, 2013

Since the Housing Element planning period starts on January 1, 2013, Yolo County may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. Table HO-43 below shows that Yolo County can count a total of 488 units toward its RHNA from projects under construction and approved.

Table HO-43 also shows that 135 units can be counted toward the RHNA from four projects under construction, but not yet occupied. Of these 135 units, 80 are designated for the very low-income level, 9 are designated for the low-income level, 6 for the moderate-income level, and 40 for the above-moderate-income level. In addition, 353 units can be counted from approved projects, 35 units of which contribute toward the low-income level, 36 units toward the moderate-income level, and 282 units toward the above-moderate-income level. For the projects under construction and tentative map approved projects listed above, affordable units are provided through application of the inclusionary housing ordinance. These affordable units are subject to affordability covenants to ensure long-term affordability. The unit numbers and affordability levels have been agreed to by the developers through development agreements. Figures HO-5A and 5B show projects under construction or with tentative map approval.

TABLE HO-43 Inventory of Planned Projects in Unincorporated Yolo County, January 1, 2013

Project Name/Location	Very Low	Low	Moderate	Above Moderate	Total Units	Status	Location
Projects Under Construction							
Countryview Subdivision(formerly Lopez Subdivision)	0	1	0	12	13	Under construction, 13 units left to build	Esparto
RiversEdge Subdivision (formerly White Subdivision) ^a	0	6	6	28	40	Under construction, 40 units left to build. No action due to new FEMA regulations.	Knights Landing
Mercy Housing	80 ^b	0	0	0	80	Under construction, first phase 40 units	Esparto
Esperanza Estates	0	2	0	0	2	Subdivision completed except for last two lots dedicated to self-help housing	Esparto
<i>Subtotal</i>	80	9	6	40	135		
Tentative Map Approved Projects							
Story Subdivision	0	8	8	62	78	Tentative map approved, final map approval in process	Esparto
E. Parker Subdivision	0	6	7	49	62	Tentative map approved	Esparto
Railroad Avenue Subdivision ^a	0	1	1	11	13	Tentative map approved. No action due to new FEMA regulations.	Knights Landing
Orciuoli Subdivision	0	18	18	144	180	Tentative map approved	Esparto
Capay Cottages	0	2	2	16	20	Approved	Esparto
<i>Subtotal</i>	0	35	36	282	353		
Total Units	80	44	42	322	488		
Total Units Counted Against RHNA (i.e., excluding units in Knights Landing)	80	37	35	283	435		

^aThe units within approved projects in Knights Landing are not counted against the RHNA since no action is anticipated at this time due to new FEMA regulations.

^b Mercy Housing units are affordable to households with incomes 55 percent or below the median.

Source: Yolo County, October, 2012.

Figure HO-4 West Village Project Site

*Figure HO-5A: Residential Projects Proposed, Approved and Under Construction
(Esparto)*

*Figure HO-5B: Residential Projects Proposed, Approved and Under Construction
(Knights Landing)*

2. University Housing

In 2003, the University of California Regents approved the West Village Master Plan for an on-campus residential community for UC Davis students and faculty. The WestVillage site is on University-owned land on the University’s west campus bordered by Russell Boulevard to the north, State Route 113 to the east, and Hutchison Drive to the south. The Plan provides for student and faculty housing, several mixed-use centers, community facilities such as schools and parks and a variety of housing types and sizes. West Village is an approved plan providing sites for new housing that that are currently available for development. Because West Village is a project of the University of California, Yolo County does not retain any land-use control over the site and will not be required to take any formal action to enable development to occur. The West Village will include a total of 1,002 rental units and 475 for-sale units for a total of 1,477 units at full buildout.

The University has already begun to implement Phase 1 of the Plan. As of Fall 2012 the University has completed 507 rental units for students. . An additional 155 rental units will be completed and available for occupancy in Fall 2013. The University is currently (September 2012) working on planning for the 343 for-sale units for faculty and staff. The developer is assessing market demand for the proposed pricing and product offering and plans to have the first for-sale units completed by late 2013. The County can count these 498 units toward the RHNA.

Currently (September 2012) there is no timeline for implementing Phase 2 of the Plan, which includes an additional 340 rental units for students and 132 for-sale units for faculty and staff. However, since all of the rental units from the first phase will be completed within a period of four years, it is reasonable to assume that the remaining rental units and for-sale units will be completed during the eight-year planning period. The County can therefore count these 472 units toward the RHNA.

Between the two phases, a total of 970 units, including 495 rental units of student housing and 475 for-sale units of faculty/staff housing will be built during the planning period (January 1, 2013 through October 31, 2021). Table HO-44 identifies the affordability levels of the Phase 1 West Village units. The 475 for-sale units will be sold at market rates, and therefore are assumed to be affordable only for above-moderate-income households. Current plans for the remaining 495 rental units calls for densities of approximately 30 dwelling units per acre.

	Very Low	Low	Moderate	Above Moderate	Total
Number of units	148	129	159	534	970

State Housing Element law permits Yolo County to assume that housing at densities of at least 20 units per acre will be affordable for lower-income households. The number of units shown in Table HO-44 is based on the most recent (2006) version of the West Village Implementation Plan. The 495 rental units therefore can accommodate the housing needs for very-low-, low- and moderate-income households. Because these units are assumed to be affordable for all of these income groups, Table HO-44 assigns affordability levels to these units in a manner consistent with the identified University portion of the total County RHNA obligation. As previously discussed, the West Village project does not provide adequate sites to meet the University housing need for all income levels for this planning period. However, as demonstrated in the following sections, the County has adequate capacity to accommodate this shortfall.

3. Housing in Agricultural Areas (Rural Residential Units)

Yolo County allows construction of up to two single family homes on any legal parcel, provided they are clustered together (within 250 feet). Agricultural areas provide numerous sites for construction of new farm dwellings. In 2010, approximately 81 percent of land in Yolo County (834 square miles) was in agricultural use. An increasing percentage of this land is occupied by diversified small farms growing organic and specialized crops. Smaller farms are more likely than larger-scale commodity farms to include residences within agricultural areas.

Table HO-45 identifies the number of additional homes expected in agricultural areas during this planning period. Based on past production and future trends, the County expects that at least 46 farm dwellings will be added in agricultural areas each year for a total of 368 new units during this planning period.

TABLE HO-45 **Anticipated Housing Production in Agricultural Areas, 2013-2021**

	Very Low	Low	Moderate	Above Moderate	Total
Rural Residential Units	55	92	110	111	368

Affordability assumptions are based on the construction values of homes in agricultural areas as reported in County building permit data. Based on past affordability levels of new single family and manufactured (mobile) homes in agricultural areas, the County anticipates 55 units affordable for very-low-, 92 for low-, 110 for moderate- and 111 for above-moderate-income households during this planning period.

The affordability levels for future rural homes constructed in the unincorporated area were determined by examining new home construction valuations for the last four years, as reported on the building permit applications. The valuations of new rural homes constructed for the years 2008 through 2011 are summarized below in Table HO-46, below.

TABLE HO-46 **New Home Construction Valuations in the Unincorporated Area 2008-2011**
(notadjusted for inflation from year-to-year)

	2008	2009	2010	2011	Total
Under \$100,000	6	3	3	7	19 (12.0%)
\$100,000 – \$250,00	25	10	17	2	54 (34.2%)
\$250,00 – \$500,000	39	10	10	3	62 (39.2%)
\$500,000 – \$1,000,000	2	5	5	2	14 (8.9%)
Over \$1,000,000	6	0	0	3	9 (5.7%)
Total	78	28	35	17	158 (100.0%)

Source: Yolo County, 2012.

The affordable home price calculations from Table HO-19 indicate that very low-income families could afford a house with a maximum price of about \$142,000; low-income families could afford a house with a maximum price of about \$227,000; and moderate-income families could afford a house with a maximum price of about \$341,000. Based on the recent four years of rural home valuations, it is estimated that approximately 15% of the homes have been affordable to very low-income households; 40% of the homes have been affordable to low-income households; and 70% of the homes have been affordable to moderate-income families.

Homes in agricultural areas utilize wells and septic systems for their water and wastewater needs. These homes use on-site private infrastructure facilities and are not connected to public water or sewer systems. It can therefore be assumed that adequate infrastructure is available for farm dwelling construction in agricultural areas.

Agricultural areas in the county feature numerous sensitive environmental features, including floodplains and protected wetlands. Many of these areas are not suitable locations for new homes. However, the large size of agricultural sites enables new homes to be easily located in non-sensitive areas of the site. Existing environmentally sensitive features in agricultural areas therefore do not constrain the development of new farm dwellings in these areas.

4. Residential Development Potential on Vacant Residentially-Designated Parcels

Residential areas within existing unincorporated communities also provide sites for additional housing. The communities currently designated to accommodate additional housing are Esparto, Knights Landing, and Dunnigan. These communities have vacant parcels designated for residential development and public water and sewer systems are in place that can accommodate some new growth. The majority of available sites for new housing are located in Esparto. An analysis of vacant, residentially-designated parcels in these communities identified sites to accommodate at least 877 additional

units, most of which are in Esparto. Figures HO-6A and 6B show the location of these sites. The number of units by income group that can be provided within the three communities is shown in Table HO-48. A detailed inventory of the sites, including Assessor's Parcel Number, size and zoning, is provided in Appendix C.

Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of using "default" density standards that are "deemed appropriate to accommodate housing for lower-income households." The default density option is not a mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review.

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners and advocates. Default densities are established using population based criteria, as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre);
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre);
- Suburban Jurisdiction (20 units or more per acre); and
- Metropolitan Jurisdictions (30 units or more per acre).

Yolo County is considered a "suburban jurisdiction" with a default density standard of 20 units per acre. The Yolo 2030 General Plan includes the Residential High (RH) and Residential Medium (RM) density land designations which allow 20 dwelling units per acre.

Figure HO-6A Vacant, Residentially-Zoned Parcels

Figure HO-6B Vacant, Residentially-Zoned Parcels

The vacant parcel inventory was based on the maximum density allowed by the General Plan land use designation, since the County is currently (2013) updating the Zoning Ordinance to reflect the increased densities and greater range of uses in the General Plan land use designations adopted in 2009. For residential areas, the sites were assumed to develop at 60 percent of the allowed density range per the General Plan designation. Some parcels, where noted, are inventoried based on staff estimates of potential development for General Plan designations in the area.

Table HO-47 describes the relation of density to the inventoried income levels. Affordability assumptions for each parcel are based on the lot size, allowed density, and the types of units that can be built in each designation. While the market does provide for some lower-income single family homes, for the purpose of the inventory analysis small-lot (under one acre) single family homes in the Residential Low (RL) and Residential Medium (RM) density General Plan designations are considered to be affordable to moderate-income households, and large lot (over one acre) single family homes in the Residential Rural (RR) designation are considered to be affordable to above-moderate income households.

The small-lot single family homes assume moderate affordability based on the more modest home prices and lower land prices expected for a home on a smaller lot. Duplexes, triplexes, and fourplexes that may be built on parcels in the Residential Medium (RM) density designation and on small parcels in the Residential High (RH) density designation are assumed to be affordable for low-income households based on the allowed densities. Multifamily units that may be built on large parcels in the RM designation and medium to large parcels in the RH designations are assumed to be affordable to very low-income households based on the allowed densities.

There was only one non-vacant parcel included in the inventory for infill development. Parcel APN 049 130 09 is currently designated as Residential Low (RL) density in the General Plan, which allows for one to 10 dwelling units per acre. Currently, the parcel only includes one dwelling unit and could include up to nine additional units. This parcel is identified along with three other adjacent vacant parcels (i.e., APN 049 130 11, APN 049 130 16, APN 049 130 20) as one contiguous site in the inventory. Between the four parcels, we assume a density of six dwelling units per acre affordable to moderate-income households, consistent with the methodology for the other RL parcels in the inventory.

TABLE HO-47 **Relation of Density to Inventoried Income Levels, 2013**

LU Designation	Zoning	Density Range	Inventoried Income Level
Residential Rural	RRA, MHF	0.20 to 1 du/ac	Above Moderate-Income
Residential Low	RS, R1, MHF	1 to 10 du/ac	Moderate-Income
Residential Medium	R2, MHF, R3	10 to 20 du/ac	Small Parcel: Moderate-Income Medium Parcel: Low-Income Large Parcel: Very Low-Income
Residential High	R4, MHF	>20 du/ac	Small Parcel: Low-Income Medium/Large Parcel: Very Low-Income

Source: County of Yolo 2030 Countywide General Plan, 2009; MintierHarnish, 2012.

Table HO-48 identifies affordability levels for the units that can be accommodated by these sites. While some of the 39 sites identified on vacant residential land are 0.2 acres (8,700 square feet) or slightly less in size, they are consistent with the parcelization pattern within the existing rural communities. This can more clearly be seen in Figure HO-6. These small parcels are expected to be developed individually as single family, duplex, or triplex homes, rather than developed through State- or federally-funded programs, so their size does not restrict the feasibility of their development.

For example, several sites in Esparto are 0.17 acre, which reflects the standard parcel size in the older part of the town, which consists of lots 50 feet wide and 150 feet deep (7,500 square feet). A single family home on this parcel size was available for sale in September 2012 at a price of \$224,900.²⁴ A single family home was selling for \$95,000 in Madison, located on an even smaller parcel of 0.12 acres (5,200 square feet). Some parcels are smaller than 0.17 acres on their own, but exceed that size when combined with adjacent parcels. Where this is the case, the parcels are shown together in Appendix C. These parcels are expected to be developed together by private developers as small multifamily projects such as a motor court or six-plex type of construction.

These grouped parcels and the larger parcels identified in Appendix C are more likely to be developed using State or federal affordable housing funds designed to develop larger projects.

²⁴Zillow.com, 2012; Trulia.com, 2012(September 14, 2002).

TABLE HO-48 Residential Development Potential on Vacant Residentially-Designated Parcels

Location	Acreage	Very Low	Low	Moderate	Above Moderate	Total Units
Esparto	97	480	3	339	0	822
Knights Landing*	6.25	-	-	-	-	-
Dunnigan	15	0	0	0	15	15
Total	118.25	480	3	339	15	837

*Excludes sites within Knights Landing since new FEMA flood regulations constrain development in this area. Sources: Yolo County, 2012; MintierHarnish, 2012.

In addition to construction value, the affordability for the units expected to be built on vacant residentially-zoned parcels can be established through a review of current home prices. Due to the limited activity in the market, there are not a large number of examples in any of the communities in Yolo County. The median sales prices indicated in Table HO-18 are skewed higher because of very large homes that are often found on the edges of the rural communities in Yolo County. However, as described below, as of September 2012 there are many homes for sale at market rate in each of these communities that are affordable to verylow-, low-, and moderate-income households using the affordability standards listed in Table HO-19.²⁵ These market-rate prices are lower than those in the cities in Yolo County, but appear to be following a similar trajectory of price reductions.

Over the year from August 2011 to July 2012, home prices fell by 9.8 percent in West Sacramento, by 1.3 percent in Davis, by 7.8 percent in Woodland, and by 7.3 percent on average throughout Yolo County.²⁶ These trends in housing prices may not continue through the life of this Housing Element, but they have helped to create more affordable market-rate housing opportunities within Yolo County’s unincorporated communities.

In Esparto, there are currently (September 2012) three homes for sale that are affordable to very low-income households and two homes for sale that are affordable to low-income households. The lowest priced single family home, located in the area zoned R-2, is listed for \$72,200. A single familyhome built in the 1970s in the area zoned R-1 is listed at \$99,900 (affordable to verylow-income households as shown in Table HO-20). Another home built in the 2000s in the area zoned R-2 is listed at \$127,500. Homes affordable to moderate-income households are available in the R-2 and R-1 zoning district, at prices of \$159,000 and \$224,900. These are homes built since 1990. Less-expensive homes are also available in Esparto, but they are primarily

²⁵Zillow.com, 2012.

²⁶Zillow.com, 2012.

located in the Villa Estates Mobile Home Park, which does not contain any of the sites shown in Figure HO-6. Other homes in Esparto are significantly more expensive, ranging from \$425,000 to \$572,000. One home is listed at a price significantly higher than the other homes for sale in the community at \$1.4 million, which is a 3,250 square foot home located on a 10 acre lot outside the community and zoned for agriculture.

In Knights Landing, a home for sale in September 2012 is listed at \$104,043, which is affordable to very low-income households and a home in the R-2 zone district is listed at \$223,953, which is affordable to low-income households. Currently (September 2012), these are the only homes for sale in Knights Landing.

In Madison, a home for sale in the R-2 zone district is available at \$95,000, affordable to very low-income households. Currently (September 14, 2012), this is the only home for sale in Madison.

There were also four other homes affordable to very low-, low-, and moderate- income households within other areas of the county. A home for sale in the R-2 zone district in Dunnigan is listed at \$109,000. Two homes for sale in the R-3 zone district in the town of Yolo are listed at \$224,900 and \$274,900. Another home for sale in Clarksburg is listed at \$325,000.

Research of online listings indicated that there are no newly constructed homes for sale in these communities in 2012, nor is the local market stable enough to indicate how much they would cost if they were built. Sample per-square-foot prices for re-sale of new homes average \$132 per square foot in the county, varying without relation to age or quality of the property. These are for re-sale of homes in newer subdivisions, rather than for the properties that are identified on Figure HO-6. We assume that a variety of housing types, including multifamily units, are most likely to be built on the infill parcels identified on Figure HO-5.²⁷

The allowed residential density is based on current General Plan land use designations that determine the number of allowed units. Because the vacant residential sites listed in the table are connected to public water and sewer systems and are infill sites, there are no site constraints to limit development beyond typical built densities. Typical densities in Esparto and Knights Landing are roughly 60 percent of allowed General Plan residential density, so this number was applied to the maximum residential density to determine the number of units that could be developed on a site, rounding down where a fraction of a unit resulted from this calculation.

²⁷ Adams, Warren. Security Pacific Properties. Personal communication with Dahlia Chazan of DC&E on November 4, 2009 and Pat Harrison, Lawson Real Estate. Personal communication with Dahlia Chazan of DC&E on November 4, 2009.

The following is a detailed description of the calculations used to project gross development density build-out on vacant lots, using the approved projects cited above in Table HO-43as examples.

Knights Landing:

RiversEdgeSubdivision

The RiversEdgeSubdivision was approved in 2006 and is partially constructed in Knights Landing. This residential development includes 63 units on approximately 17.5 acres, which are zoned PD (Planned Development). The parcels making up the RiversEdgeSubdivision were assumed to have an allowed maximum development density of 7 units per acre under the R-1 zoning prior to approval of the PD zoning. The 63 units were approved on approximately 17.5 acres, yielding an actual buildout density of 51 percent of the maximum allowed residential density of 7 units per acre, including two large drainage easements within the project.

Esparto:

Eleanor Parker Subdivision

The Eleanor Parker Subdivision is one of four subdivisions approved for construction in Esparto in 2007. This residential development includes 62 units on approximately 18 acres, which are zoned PD. This parcel is assumed to have allowed 7 units per acre under the R-1 zoning prior to approval of the PD zoning. The 62 units were approved on approximately 18 acres, yielding an actual buildout of 49 percent of the maximum allowed residential density of 7 units per acre, including a dedicated tot lot and significant easements.

Capay Cottages

The Capay Cottages subdivision was also approved in Esparto in 2007. This residential development includes 20 units on approximately 3 acres previously zoned R-1 before zoning to PD. The 20 units approved on approximately 3 acres, yield an actual buildout of 87 percent of the maximum allowed residential density.

Story Subdivision

The Story Subdivision was also approved in Esparto in 2007, and consists of 78 units on approximately 14.5 acres, zoned PD. The project yields an actual buildout of 77 percent of the maximum allowed residential density, including a tot lot and detention basin.

Orciuoli Subdivision

The Orciuoli Subdivision is the fourth subdivision approved for construction in Esparto in 2007. This residential development includes 180 units on approximately 46 acres, also previously zoned R-1 before being zoned to PD. The approved tentative subdivision map will yield an actual buildout of 56 percent of the maximum allowed residential density under the previous R-1 zoning. The project includes a 3.3-acre park/detention basin and 7 acres consisting of a remainder lot and agricultural canal.

CountryviewSubdivision

The CountryviewSubdivision was approved in 2004 and has almost completed construction in Esparto. This residential development includes 72 units on approximately 22 acres, previously zoned R-1 and re-zoned to PD. The project yields an actual buildout density of 46 percent of the maximum allowed residential density under the previous R-1 zoning. The project includes 3.5 acres of detention basins.

In conclusion, the average gross development buildout density for these approved, but not completed, projects was approximately 61 percent. Several of these approved projects include significant portions of the site devoted to drainage easements, detention basins, parks and other uses. In contrast to the mostly large subdivision sites described above, many of the vacant parcels that have been identified consist of much smaller isolated lots that will not be required to dedicate land for drainage easements, detention basins, tot lots, or other non-residential uses. Thus, a realistic development build-out capacity of 60 percent of maximum allowable density is assumed for these smaller vacant parcels.

a. Adequate Infrastructure Capacity

State law requires Housing Elements to include a general description of the public infrastructure necessary to serve housing development. This description needs to include a discussion of the extent to which residential development on identified sites would require the expansion or improvement of existing facilities. The sections below fulfill this requirement by identifying the capacity of water, sewer, and storm drainage systems in Esparto, Knights Landing and Madison to accommodate residential growth.

i. Esparto

Domestic water and wastewater services in Esparto are provided by the Esparto Community Service District (CSD). The Esparto CSD has well-functioning water and wastewater systems and adequate technical and financial capacity to continue to accommodate new development through incremental expansion of its existing systems. Accommodating the full 822 units in Esparto will require additional water distribution infrastructure to tie into the existing distribution system. Current water capacity comes from three wells. Additional water capacity exists in the form of a fourth well that is connected to the distribution system for emergency use. The wastewater treatment and collection system also can accommodate these units through additional pond construction and the construction of additional facilities. The Esparto CSD has acquired much of the land needed for facility expansion.

Storm drainage and flood control service in Esparto is provided by the Madison-Esparto Regional County Service Area (MERCASA). Infill development would require on-site basic ditches to convey water to existing roadside ditches. All new development is required to implement post-construction best management practices (BMPs) to control the volume and rate of stormwater runoff. The construction of larger residential subdivisions would require the construction of a network of on-site collection pipes or ditches that would convey runoff to on-site detention basins. In 2012, the

MERCSA received a \$2.9 million grant award from the California Department of Parks and Recreation for the development and revitalization of the MERCSA Parks and Recreation Zone of Benefit. The project includes \$50,000 to develop a stormwater detention basin.

ii. Knights Landing

Water and wastewater services in Knights Landing are provided by the Knights Landing CSD. Providing water to any new housing units is expected to require adding deeperwells, storage facilities, and distribution infrastructure to the CSD's existing system because current excess capacity will be used by development permitted or under construction. Future development will require the installation of larger pipes in the distribution system. Additional wastewater collection and treatment capacity can continue to be provided incrementally in pace with and funded by new development. The existing wastewater treatment plant has land on which to add additional treatment and disposal ponds.

Storm drainage in Knights Landing is primarily provided by the Yolo County Public Works Division. Additional residential development in Knights Landing would likely require new storm drain facilities and detention basins. This is feasible for large or contiguous parcels. Development on the smaller infill parcels would use existing surface drainage. (Note: the sites inventory does not count capacity on sites within Knights Landing due to the new FEMA flood regulations.)

iii. Madison

Water and wastewater service in Madison is provided by the Madison CSD. While the vacant sites inventory does not identify any additional housing units in Madison, any new housing units can be accommodated through incremental improvements to the existing water supply system. The well built in 2007 has sand infiltration problems and is now considered an emergency back-up well, but a new well was developed in 2010 that will provide capacity for new housing. A third well was decommissioned after the completion of these wells. The distribution system currently (2011) includes three operational wells: one well, one back-up well, and one emergency back-up well. Additional wells will be required to provide water supply to new units. Providing wastewater service to these new units would require creating more ponds. The CSD would need to purchase land to expand facilities. Land would also be needed for disposal purposes.

Storm drainage facilities in Madison are the responsibility of the Madison-Esparto Regional CSA. Infill development in Madison would require on-site ditches to convey water to existing roadside ditches. New peripheral development on the two large parcels identified at the edges of Madison would require on-site storm drain detention and possibly construction of new detention basins to extend the time of release of stormwater into existing channels.

b. Environmental Constraints

State law also requires Housing Elements to describe the suitability of sites identified for housing relative to environmental conditions or issues. This description is required to be general in nature, and not site-specific.

Flooding can significantly constrain development, especially when projects must be built to meet a base flood elevation. Flood regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction, which could make proposed development too costly to build. The vacant sites within the communities of Yolo, Clarksburg, and Knights Landing are located within an “A” FEMA flood zone. The northern portion of Madison is located in an “A” FEMA flood zone, including two vacant parcels in Madison (north of Rudolph and east of Railroad). In addition, the eastern edge of Esparto and one vacant parcel is located in an “AO” FEMA flood zone and the southeastern and southwestern edges and three vacant parcels are located in a special “X” FEMA flood zone. Large portions of Patwin Road and North Davis Meadows are also located in the A or AE flood zones. Housing development in some of these zones, especially the “A” zone may be more costly due to the need to elevate foundations or structures, or to build with flood-proof materials. However, the identified sites upon which the County is relying to meet its fair share allocation have all been determined to be suitable for housing as planned. All the sites have already undergone appropriate environmental review as part of the 2030 Yolo Countywide General Plan and have the necessary CEQA clearance.

5. Emergency Shelters

In the previous Housing Element Yolo County originally planned to modify the County Code to allow emergency shelters by right in the existing Community Commercial (C-2) zone. The County is currently (2013) updating the Zoning Code to change the C-2 zone to the consistent General Commercial (C-G) zone, which will allow emergency shelters. In December 2011 the County adopted the Esparto Downtown Mixed Use zone, which allows transitional residences or shelters of six beds or less by right. Transitional residences or shelters of more than six beds are allowed by major Conditional Use Permit. There are 32.91 acres of vacant land currently zoned C-2 in places that are likely to have services within the time horizon of the Housing Element. The vacant land in each community, along with suitability of the land, is described below. See also section 4, above, for a broader discussion of infrastructure in each community.

In Knights Landing, there are 1.65 acres currently vacant and zoned C-2, The town has an existing municipal sewer and water system. Public transit is available on a weekly basis. There are no medical or school facilities available within the community. There is a library. The town is served by a volunteer fire department, while law enforcement is provided by the County Sheriff’s Department.

In Esparto, there are 31.26 acres currently vacant and zoned C-2. There are also 24.3 acres currently vacant and zoned Downtown Mixed Use (DMX). The town has an existing municipal sewer and water system. Public transit is available on an hourly

basis during much of the week. There are no medical facilities available within the community. There is a full range of K-12 schools. There is a library. The town is served by a volunteer fire department, while law enforcement is provided by the County Sheriff's Department.

6. Total Need Summary

Table HO-49 summarizes Yolo County's ability to meet the housing needs for all income groups for the 2013-2021 planning period. As shown in this table, Yolo County can accommodate 2,616 total units, which is 726 more than the 1,890 units identified as Yolo County's 2013-2021 RHNA.

TABLE HO-49 Summary of County's Ability to Meet Housing Need, 2013-2021

	Very Low	Low	Moderate	Above Moderate	Total
Under Construction or Approved	80	37	35	283	435
West Village	148	129	159	534	970
Rural Residential Units	55	92	110	111	368
Vacant Residentially-Zoned Sites*	481	3	346	13	843
Total	764	261	650	941	2,616
Housing Need Allocation (2013-2021)	427	299	351	813	1,890
Surplus Housing Production	299**		299	128	726

*Excludes sites within Knights Landing since new FEMA flood regulations constrain development in this area.

** The surplus total is based on all lower income units (i.e., low- and very low-income). The excess capacity for very low-income units (367 units) is carried over to meet some of the capacity for low-income units.

K. Policy Framework

GOAL HO-1	<u>Housing Mix.</u> Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers.
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- Policy HO-1.1 Include a mix of housing types, densities, affordability levels, and designs, including, but not limited to the following:
- a. owner and rental housing;
 - b. small for-sale homes (e.g. less than 1,000 square feet);
 - c. large apartments (e.g. three or more bedrooms);
 - d. single and multifamily housing;
 - e. housing close to jobs and transit;
 - f. mixed use housing;
 - g. single room occupancy units;
 - h. shared living opportunities;
 - i. emergency shelters
 - j. transitional housing
 - k. co-housing;
 - l. manufactured housing;
 - m. self-help or “sweat equity” housing;
 - n. cooperatives or joint ventures between owners, developers, and non-profit groups in the provision of affordable housing;
 - o. eco-housing;
 - p. assisted living; and
 - q. supportive housing.
- Policy HO-1.2 Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory for meeting the County’s RHNA allocation relies. Promote live/work uses, such as home occupations, employee housing, and caretaker accommodations. 🌐
- Policy HO-1.3 Protect mobile home parks as an important source of affordable housing.
- Policy HO-1.4 Coordinate with the University of California Board of Regents to expand housing opportunities for students. Coordinate with the cities to expand affordable housing opportunities in areas with access to urban services (e.g. schools, grocery, medical).
- Policy HO-1.5 Ensure effective and informed public participation from all economic segments and special needs populations in the formulation and review of housing issues.

- Policy HO-1.6 Coordinate with the Tribe to expand workforce housing opportunities in Esparto and Madison.
- Policy HO-1.7 As a part of every project with a significant residential component, ensure that measures are taken that contribute to providing a range of new home prices, including both for-sale and rental units, that are affordable to families at all household income levels within each community.
- Policy HO-1.8 Encourage developers to have neighborhood meetings with residents and staff early as part of any major development pre-application process.
- Policy HO-1.9 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.
- Policy HO-1.10 Encourage use of the State density bonus law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.
- Policy HO-1.11 Encourage the development of large rental and for-sale units (containing three or more bedrooms) that are affordable for very-low- and low-income households.

GOAL HO-2 Housing Funding. Provide supplemental resources to assist applicants with the development of affordable and special needs housing projects.

- Policy HO-2.1 Aggressively pursue funding from local, State, and federal sources that support the development of affordable and special needs housing.
- Policy HO-2.2 Expand existing County resources to support the development of affordable and special needs housing.

GOAL HO-3 Reduce Housing Constraints. Reduce governmental constraints that adversely affect the timely and cost-effective development of housing.

- Policy HO-3.1 Advocate for policy and legislative changes at the State level to remove or reduce barriers to the development of local affordable housing.

Policy HO-3.2 Ensure that County policies, codes, development review procedures, and fees do not represent unjustified constraints to the development of new housing.

Policy HO-3.3 Continue to provide waivers, reductions, and/or deferrals of development fees, administrative fees, and financing fees for affordable units. Affordable projects will continue to pay the direct costs of all County services provided.

GOAL HO-4	<u>Special Needs Housing.</u> Establish a variety of housing types and services to accommodate the diversity of special needs households.
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Policy HO-4.1 Promote the development and rehabilitation of housing to meet the requirements of special needs groups, including: seniors; people living with disabilities, including developmental disabilities; farmworkers; the homeless; people with illnesses; people in need of mental health care; single parent families; large families; and others.

Policy HO-4.2 Encourage the development of a range of housing opportunities for senior households.

Policy HO-4.3 Allow group homes with special living requirements in residential areas, consistent with the County's land use regulations.

Policy HO-4.4 Provide for housing to meet the needs of extended, multi-generational, and/or large families.

Policy HO-4.5 Encourage new residential developments to include adequate provisions for families with children, including amenities such as tot lots, playgrounds, and childcare facilities.

Policy HO-4.6 Encourage the removal of architectural barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards so that homes can be occupied by, or visited by, people who have trouble with steps or use wheelchairs or walkers.

Policy HO-4.7 Encourage the inclusion of single room occupancy units and efficiency apartments in multifamily and mixed use areas.

Policy HO-4.8 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where support services are (e.g., counseling, job training, medical care) available.

- Policy HO-4.9 Coordinate County, other agency, and non-profit programs to deliver effective support for homeless or “at risk” individuals, recognizing the unique needs of groups within the County’s homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.
- Policy HO-4.10 Ensure that individuals and families seeking housing are not subject to discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status, national origin, sexual orientation, or other arbitrary factors, consistent with the Fair Housing Act.
- Policy HO-4.11 Refer discrimination complaints to the appropriate legal service, County or State agency, or Fair Housing.
- Policy HO-4.12 Require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing.
- Policy HO-4.13 Expand housing opportunities for farmworkers.
- Policy HO-4.14 Defer or waive development fees for housing projects that provide farmworker housing.

GOAL HO-5	<u>Strengthen Neighborhoods.</u> Support safe, well-maintained, and well-designed housing as a way of strengthening existing and new neighborhoods.
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- Policy HO-5.1 Plan communities to avoid the concentration of affordable housing, while ensuring that affordable housing has access to needed services and amenities. 🌐
- Policy HO-5.2 Require design standards to ensure that affordable units are visually indistinguishable from surrounding market rate units.
- Policy HO-5.3 Strengthen neighborhoods through the maintenance and rehabilitation of the existing housing stock. 🌐
- Policy HO-5.4 Encourage well-designed mixed use residential/non-residential development where residential use is appropriate to the setting and development impacts can be mitigated, such as in and around downtown areas.
- Policy HO-5.5 Require that design plans for multifamily development projects break up the bulk and minimize the perceived height and size of new structures, including the use of upper story setbacks and landscaping.

Ensure a human scale in new development and, when possible, create multiple unit buildings that have the appearance of single family homes.

Policy HO-5.6 Enforce housing, building, environmental health, public works, and fire codes to ensure compliance with basic health and safety building standards. In applying this policy, the County shall seek to avoid the unnecessary displacement of low-income households.

Policy HO-5.7 Require the abatement or demolition of substandard housing that is not economically feasible to repair, where there is an immediate threat to public health and/or safety.

GOAL HO-6	<u>Sustainable Housing.</u> Promote environmentally sustainable housing to reduce the potential impacts of climate change.
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Policy HO-6.1 Encourage site and building design that conserves natural resources. 🌍

Policy HO-6.2 Minimize greenhouse gas emissions by planning for the equitable and efficient provision of housing through the following strategies: 🌍

- Design communities and housing developments that provide social interaction, reduce isolation, and foster community spirit;
- Require a range of housing types within each community that is affordable to a variety of income groups;
- Encourage different housing types within each community to attract community residents diverse in age, family size, disability status, and culture; and
- Locate housing near employment centers and services.

Policy HO-6.3 Encourage affordable housing development to locate near existing and proposed transit routes, employment centers, shopping facilities, schools, medical facilities, and other services. 🌍

Policy HO-6.4 Adopt development and construction standards that contribute to resource conservation through the use of sustainable materials and incorporation of cost-effective energy conservation features (e.g. water, electricity, gas, etc.). 🌍

Policy HO-6.5 Increase the energy efficiency of residential development in the county by implementing the Climate Action Plan.

GOAL HO-7 Housing in the Delta. Within the Delta Primary Zone, ensure the compatibility of new discretionary housing units with applicable properly adopted policies of the Land Use and Resource Management Plan of the Delta Protection Commission.

Policy HO-7.1 Provide affordable housing and farmworker housing within the Clarksburg region, consistent with the Land Use and Resource Management Plan.

Policy HO-7.2 Advocate for amendment of the Delta Protection Act and/or Delta Protection Commission Land Use and Resource Management Plan as necessary and appropriate to encourage the development of limited new and/or improved infrastructure to serve affordable housing and other appropriate development in “legacy towns” like Clarksburg, which are now are treated differently by the Delta Protection Commission.

L. Quantified Objectives

Yolo County will use a variety of approaches to focus resources on meeting its housing needs. The Housing Element is required to establish the number of housing units the County believes can be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for this Element, summarized in Table HO-43, reflect a planning period from January 2013 to October 2021.

TABLE HO-43 Quantified Objectives, January 2013 to October 2021

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
Housing Rehabilitation	5	5	10	15	
Inclusionary Housing	60	20	45	35	
Non-profit Development	8	7	15		
Elderly Housing	3	3	6		
Large Family Units	2	3	5		
Rental Units	25	25	50		
Mortgage Credit Certificates			10	10	10

Note: Quantified Objectives for various programs identified cannot be summed, since there will be some overlap between units produced under each program.

M. Housing Plan (Implementation Program)

The purpose of the Housing Plan (Implementation Program) is to identify specific actions the County intends to take to implement the goals and policies of the Housing Element. The Housing Plan is designed to accomplish the following:

- Identify and provide adequate sites to achieve a variety and diversity of housing;
- Facilitate the development of affordable housing;
- Address and, if necessary, remove governmental and/or regulatory constraints;
- Conserve and improve existing affordable housing stock;
- Encourage sustainable, energy efficient housing; and
- Promote equal housing opportunity.

The Housing Plan for this Element is comprised of all of the action items identified below. Following each action statement, the Housing Element policy that the action implements is noted. For each action item the responsible agency, implementation time frame, and funding source is provided.

Action HO-A1 As part of each community plan update or preparation of a specific plan, establish standards in each community that set a target ratio of rentals to for-sale housing for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable. (implements Policy HO-1.1)
Responsibility: Planning and Public Works Department
Time Frame: With each Community Plan Update/Specific Plan
Funding: General Fund

Action HO-A2 As part of each community plan update or preparation of a specific plan, adopt standards in each community to require a range of housing unit sizes, and rental units that include both studios and units with more than three bedrooms. (Policy HO-1.1)
Responsibility: Planning and Public Works Department
Time Frame: With each Community Plan Update/Specific Plan
Funding: General Fund

- Action HO-A3 As part of a community or area plan update, include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO-4.2)
Responsibility: Planning and Public Works Department
Time Frame: Ongoing
Funding: General Fund
- Action HO-A4 Apply resale controls, and rent and income restrictions, to ensure that affordable housing units created through incentives and as a condition of development approval contain long-term affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)
Responsibility: Planning and Public Works Department
Time Frame: Ongoing
Funding: General Fund
- Action HO-A5 Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Provide existing renters with information packets detailing available options for converting their rental units into affordable ownership properties through the CalHome program. Provide this information online and through the public library system. (Policy HO-1.4)
Responsibility: County Administrator's Office/Planning and Public Works
Time Frame: Ongoing
Funding: General Fund
- Action HO-A6 Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7)
Responsibility: County Administrator's Office, Planning and Public Works Department
Time Frame: Annually
Funding: General Fund

- Action HO-A7 Provide the public and potential housing developers with timely and accurate information regarding approved residential developments, the supply of vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-1.7)
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A8 Establish a strategy to engage a broad spectrum of the public in the implementation of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and others as appropriate. (Policy HO-1.7)
Responsibility: County Administrator's Office, Planning and Public Works Department
Time Frame: Ongoing
Funding: General Fund
- Action HO-A9 Submit applications and assist non-profit organizations and private developers with applications for State and federal funding programs that provide low-cost financing or subsidies for the production of affordable housing, senior housing, and farmworker housing. These programs include, but are not limited to the following:
- State Predevelopment Loan Program (PDLP);
 - Multi-Family Housing Program (MHP);
 - Rural Development Assistance Program;
 - State Joe Serna Farmworker Grant Program (FWHG);
 - Community Development Block Grant Program (CDBG);
 - Water and Waste Disposal Program,
 - USDA Rural Development, Section 515 Program;
 - USDA Rural Development, Section 523/524 Technical Assistance Grants;
 - Housing Preservation Grant Program;
 - Home Investment Partnerships Program (HOME).
 - Mercy Loan program (Policy HO-2.1)
- Responsibility: County Administrator's Office
Time Frame: Annually
Funding: General Fund

- Action HO-A10 Support the provision, maintenance and rehabilitation of extremely-low-income housing including supportive housing and single-room occupancy units through available local, State, federal, and private rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)
Responsibility: CountyAdministrator's Office
Time Frame: Annually
Funding: General Fund
- Action HO-A11 Work with staff from Yolo County Housing to market the Section 8 program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance. (Policy HO-1.6, Policy HO-3.1)
Responsibility: CountyAdministrator's Office
Time Frame: Annually
Funding: General Fund
- Action HO-A12 Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)
Responsibility: CountyAdministrator's Office, Planning and Public Works Department
Time Frame: Annually
Funding: General Fund
- Action HO-A13 Continue to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)
Responsibility: CountyAdministrator's Office
Time Frame: Annually
Funding: General Fund


- Action HO-A14 Identify sites for affordable and special needs housing, including: surplus government property that could be provided through discounted sale or donation to non-profit developers for the construction of affordable housing; re-use of underutilized or non-viable commercial and industrial sites; and residentially-zoned sites where higher density is feasible. Notify non-profit developers of the availability of these properties. (Policy HO-2.2)
Responsibility: County Administrator's Office, Planning and Public Works, General Services Department
Time Frame: Annually
Funding: General Fund
- Action HO-A15 Prepare an up-to-date database of approved residential developments, vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-2.2)
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A16 Offer incentives to developers, such as infrastructure financing assistance, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A17 Provide information and financial assistance, as available, to help low- and moderate-income households in obtaining affordable housing. Distribute this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. Post and maintain this information on the County website. (Policy HO-2.2)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
Quantified Objective: 100 households

- Action HO-A18 Continue to maintain a joint powers agreement with the Regional Council of Rural Counties, as feasible, to provide Mortgage Credit Certificates to homebuyers.
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
Quantified Objective: 100 households
- Action HO-A19 Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)
Responsibility: Planning and Public Works Department
Time Frame: 2013/2014 and Ongoing
Funding: General Fund
- Action HO-A20 Draft a local sewage and water ordinance in compliance with the State Onsite Wastewater Treatment System regulation which allows for acceptance of various treatment technologies with specific performance standards in areas of substandard soil, impacted groundwater, and small lot size. The policy will include clearly written guidance for systems of various sizes. The policy will address systems for multifamily development. (Policy HO-2.2)
Responsibility: Health Department
Time Frame: 2010/2011
Funding: General Fund
- Action HO-A21 Consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. These improvements have been identified in the infrastructure studies for the communities that were sponsored by the County and completed in 2012. (Policy HO-2.2)
Responsibility: Planning and Public Works Department
Time Frame: Ongoing
Funding: General Fund

- Action HO-A22 Pursue agreement from the Department of Housing and Community Development that the County shall receive credit towards meeting RHNA goals for all affordable units built within incorporated cities that are constructed using County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)
Responsibility: Planning and Public Works Department
Time Frame: Every five years with Housing Element Update (starting 2012/2013)
Funding: General Fund
- Action HO-A23 Support changes to Section 15195 and 15332 of the California Environmental Quality Act Guidelines that would allow for an exemption from environmental review procedures for infill and affordable housing development in unincorporated communities and sites not served by major transit routes similar to the provisions currently available to cities. (Policy HO-3.1)
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A24 Assist developers in pursuing tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding under these programs. The County will assist developers with these allocations as opportunities become available. (Policy HO- 3.1)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A25 Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Policy HO-2.2)
Responsibility: County Administrator's Office, Human Resources Department
Time Frame: 2009/2010
Funding: General Fund

- Action HO-A26 Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors, as a part of the annual General Plan review. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)
Responsibility: Planning and Public Works Department
Time Frame: Annually
Funding: General Fund
- Action HO-A27 Prioritize the review of applications for affordable, farmworker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A28 Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)
Responsibility: Planning and Public Works Department
Time Frame: 2014/2015
Funding: General Fund
- Action HO-A29 Broaden public knowledge of fair housing laws through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)
Responsibility: Health Department, County Administrator's Office, Department of Employment and Social Service
Time Frame: Ongoing
Funding: General Fund
- Action HO-A30 Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund

- Action HO-A31 Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to institute a countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. (Policy HO-5.1)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A32 Publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County's website as well as through posting in key locations such as grocery stores, post-offices, and public libraries. (Policy HO-5.2)
Responsibility: County Administrator's Office
Time Frame: Ongoing
Funding: General Fund
- Action HO-A33 Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)
Responsibility: Planning and Public Works Department
Time Frame: Ongoing
Funding: General Fund
- Action HO-A34 Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)
Responsibility: County Administrator's Office
Time Frame: 2013/14 and ongoing
Funding: General Fund
Quantified Objective: Rehabilitation of 30 deteriorated residential units

- Action HO-A35 Develop an outreach program to promote financial incentives and assistance programs for energy conservation, including but not limited to Energy Upgrade California Program, Yolo Energy Watch, and financial incentives available through the California Solar Initiative (CSI). Work with Community Action Agencies (e.g., North Coast Energy Services) to increase participation by eligible low-income residents and mobile home owners in the WAP and the Low-Income Home Energy Assistance Program (LiHEAP). (Policy HO-6.1) 
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: 2013/14
Funding: General Fund
- Action HO-A36 Implement those strategies as described in the adopted Climate Action Plan to improve energy efficiency and water conservation in residential development (see Appendix D).
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: 2013/14
Funding: General Fund
- Action HO-A37 Prior to the sixth Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities. (Policy HO-1.8)
Responsibility: Planning and Public Works Department
Time Frame: 2011/2012, 2016/2017, 2021/2022, 2026/2027
Funding: General Fund
- Action HO-A38 Promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: 2013/14
Funding: General Fund
- Action HO-A39 Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)
Responsibility: Planning and Public Works Department
Time Frame: Biennially, beginning in 2015
Funding: General Fund

- Action HO-A40 Explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless.
Responsibility: Planning and Public Works Department, County Administrator's Office
Time Frame: 2014/15
Funding: General Fund
- Action HO-A41 Consider development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include but are not limited to: a representative from the County Planning and Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.
Responsibility: County Administrator's Office
Time Frame: 2014/15
Funding: General Fund
- Action HO-A42 Amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." Ensure that such procedures encourage and facilitate the development of housing for farmworkers.
Responsibility: Planning and Public Works Department
Time Frame: 2013/14
Funding: General Fund

- Action HO-A43 Support the provision of housing for persons with disabilities, including developmental disabilities, by:
- seeking State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
 - providing regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities.
 - coordinating with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.
- Responsibility: Planning and Public Works Department
Time Frame: 2013/14
Funding: General Fund

YOLO COUNTY HOUSING ELEMENT –APPENDIX A
 EVALUATION OF 2009 HOUSING ELEMENT ACTIONS

Number	Language	Responsibility	Timeframe	Status	Recommendation
A1	Establish standards in each community that sets a target ratio of apartments to for-sale housing for new residential growth. These standards shall not be used as a basis for denial of multi-family development that is consistent with the zoning, whether or not such development is explicitly intended to be affordable. (Policy HO 1.1)	Planning and Public Works Department	With each Community Plan Update/Specific Plan	ONGOING These requirements will be included in each community plan and specific plan.	Continue.
A2	Adopt standards in each community to require a range of housing unit sizes, including for-sale units of less than 1,000 square feet, and rental units that include both studios and units with more than four bedrooms. (Policy HO-1.1)	Planning and Public Works Department	With each Community Plan Update/Specific Plan	ONGOING These requirements will be included in each community plan and specific plan.	Continue.
A3	Include requirements for minimum levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO 4.2)	Planning and Public Works Department	2009/2010	ONGOING These requirements will be included in each community and area plan, as they are updated to come into conformance with the 2030 General Plan.	Continue.
A4	Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remain affordable over time. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)	Planning and Public Works Department	2009/2010	ONGOING Staff continues to enforce the inclusionary housing ordinance along with all other applicable requirements.	Continue.
A5	Amend the Zoning Code to identify compatible zones for live/work uses and to establish reasonable performance standards, including noise, odor, types of uses permitted, parking, fencing, and related issues. (Policy HO-1.1, Policy HO-1.3)	Planning and Public Works Department	2009/2010	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A6	Amend the Zoning Code pursuant to SB 2 to designate transitional and supportive housing as a residential use, regardless of the number of people, and subject only to the same restrictions as other residential uses in the same zone. (Policy HO-1.1, Policy HO-4.1, Policy HO-4.3, Policy HO-4.7)	Planning and Public Works Department	2009/2010	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A7	Amend zoning and regulations, where appropriate, to encourage development of single room occupancy units. This will include amending the Zoning Code to permit the use in appropriate districts, and updating development standards and permitting procedures to encourage the development of single room occupancy units. (Policy HO-1.1, Policy HO-3.2)	Planning and Public Works Department	2009/2010	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A8	Require developers to provide relocation assistance for current residents where mobile home parks are converted to other uses. (Policy HO-1.4)	Planning and Public Works Department	Ongoing	ONGOING The Mobilehome Park Resident Ownership Program (MPROP) has offered financial assistance for the preservation of mobilehome parks by conversion to ownership or control by residential organizations, nonprofit housing sponsors or local public agencies. Currently, there are four (4) mobile home parks in Yolo County with no threats of or applications for conversion at this time.	Continue
A9	Amend the County Code to include a mobile home park conversion ordinance. (Policy HO-1.1, Policy HO-1.4)	Planning and Public Works Department	2012/2013	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. Yolo County plans to adopt a Mobilehome Park Conversion Ordinance as part of the updated Zoning Code. A revised code is expected to be complete in Spring, 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A10	Develop a mobile home park resident ownership program to assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition. Provide existing renters with information packets detailing available options for converting their rental units into affordable	County Administrator's Office	Ongoing	COMPLETE The County Planning and Public Works Department was involved with preserving at-risk affordable housing units and mobile home parks and ran a maintenance program for mobile	Modify to say the County will continue to administer this program

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HOUSING ELEMENT

Number	Language	Responsibility	Timeframe	Status	Recommendation
	ownership properties. Provide this information online, through the public library system, and inside utility bills. (Policy HO-1.4)			home and recreational vehicle parks.	
A11	Amend zoning and regulations, where appropriate, to encourage new mobile home park development. This may include: rescinding the requirement for special MHP (Mobile Home Park) zoning; streamlining requirements for mobile homes in residential and agricultural zones; and designating areas for mobile home park development in new growth areas. (Policy HO-1.4)	Planning and Public Works Department	2012/2013	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A12	Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7)	County Administrator's Office, Planning and Public Works Department	Annually	ONGOING Staff continues to discuss these issues with citizens advisory committees and interest groups as specific development projects may be proposed.	Continue.
A13	Provide the public and potential housing developers with timely and accurate information regarding approved residential developments, the supply of vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-1.7)	Planning and Public Works Department, County Administrator's Office	Ongoing	ONGOING Staff continues to post updated maps and list of current subdivisions on the PPW Web site and the County Administrator's Office continues to work with affordable housing developers	Continue.
A14	Establish a strategy to engage a broad spectrum of the public in the implementation of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and others as appropriate. (Policy HO-1.7)	County Administrator's Office, Planning and Public Works Department	Ongoing	ONGOING Staff involves interest groups in housing issues as part of the Housing Element update and during individual housing project reviews.	Continue.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A15	Submit applications for funding from State and federal programs that provide low-cost financing or subsidies for the production of affordable housing and require the County's direct participation. These programs include, but are not limited to the following: <ul style="list-style-type: none"> - State Predevelopment Loan Program (PDLP); - Multi-Family Housing Program (MHP); - Rural Development Assistance Program; - State Joe Serna Farmworker Grant Program (FWHG); - Community Development Block Grant Program (CDBG); - Water and Waste Disposal Program, - USDA Rural Development, Section 515 Program; - USDA Rural Development, Section 523/524 Technical Assistance Grants; - Home Investment Partnerships Program (HOME). (Policy HO-2.1) 	County Administrator's Office	Annually	ONGOING The County has applied for available HOME and Community Development Block Grants. Yolo County received \$3.1 million from HOME and loaned the funds to Mercy Housing California to complete Phase 1 (40 units plus infrastructure) of an 80 unit affordable housing development in Esparto. Yolo County also received \$800,000 from CDBG to fund infrastructure for the project.	Continue.
A16	Support the provision, maintenance and rehabilitation of extremely-low-income housing including supportive housing and single-room occupancy units through available local, State, federal, and private rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)	County Administrator's Office	Annually	ONGOING The County Administrator's Office continues to work with affordable housing developers	Continue.
A17	Through development agreements, acquisition and conversion, and City assistance, ensure that 10 percent of all lower income affordable units are affordable to extremely low income households. (Policy HO-1.6, Policy HO-3.1)	County Administrator's Office	Annually	ONGOING The County's Inclusionary Housing Ordinance requires that in-lieu fees collected from developers shall be earmarked for very low- and extremely low-income households.	This is policy language. Move to policy section.
A18	Work with staff from Yolo County Housing to market the Section 8 program and improve its overall effectiveness for extremely low-income households, and to prioritize vouchers to be set aside for extremely low income households. (Policy HO-1.6, Policy HO-3.1)	County Administrator's Office	Annually	COMPLETE The County Planning and Public Works Department preserved affordable units through HUD's conversion voucher program.	Continue.

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A19	Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance. (Policy HO-1.6, Policy HO-3.1)	County Administrator's Office	Annually	See Action A18.	Combine with Action A18.
A20	Seek additional federal and State funding for housing for elderly households. (Policy HO-2.1, Policy HO-4.2)	County Administrator's Office	Annually	See Action A15.	Combine with Action A15.
A21	Apply for funding from the State of California and the USDA Rural Development Program to expand the supply of housing for farmworkers. (Policy HO-2.1, Policy HO-4.10)	County Administrator's Office, Agriculture Department	Annually	See Action A15.	Combine with Action A15.
A22	Formulate and provide development incentives for the provision of farmworker housing. (Policy HO-4.1)	County Administrator's Office, Agriculture Department	Annually		Delete. Weak program language. There are already programs to expedite the review process and provide fee deferrals.
A23	Expedite the permitting process for all farmworker housing projects. (Policy HO-4.1)	County Administrator's Office, Agriculture Department	Annually	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013. The updated zoning regulations, including the Local CEQA Guidelines, provide as much expedited review as is possible under current State law.	Combine with Action A46.
A24	Defer development fees for housing projects that provide farmworker housing. (Policy HO-4.1)	County Administrator's Office, Agriculture Department	Annually	ONGOING This is an ongoing program, the County will continue to make decisions on a case-by-case basis to waive or reduce fees for affordable housing projects.	This is policy language. Move to policy section.
A25	Provide special technical assistance from County staff for developers of farmworker housing. (Policy HO-4.1)	County Administrator's Office, Agriculture	Annually	See Action A46..	Combine with Action A46.

Number	Language	Responsibility	Timeframe	Status	Recommendation
		Department			
A26	Consider use of Tribal Mitigation Funds for the development of work force housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)	County Administrator's Office, Planning and Public Works Department	Annually	ONGOING The County will continue to make decisions on a case-by-case basis to use Tribal and other available funds to support workforce and affordable housing projects.	Continue.
A27	Apply to the Mercy Loan program to assist with the development of affordable housing. (Policy HO-2.1)	County Administrator's Office	Annually	ONGOING The County Administrator's Office continues to work with affordable housing developers to support affordable housing projects	Continue.
A28	Partner with philanthropic organizations to help finance affordable housing developments. (Policy HO-2.1)	County Administrator's Office	Annually	ONGOING Yolo County received \$3.1 million from HOME and loaned the funds to Mercy Housing California to complete Phase 1 (40 units plus infrastructure) of an 80 unit affordable housing development in Esparto. Yolo County also received \$800,000 from CDBG to fund infrastructure for the project.	Delete. Weak program language.
A29	Promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)	County Administrator's Office	Annually	ONGOING The County has applied for available HOME grants. Yolo County received two HOME grants in 2005 and 2011. The County dispersed first grant of \$80,000 in 2007-2008 and the second grant has not yet been dispersed. Yolo County is currently (2012) putting together a list of eligible applicants for the second grant.	Continue.
A30	Consider the discounted sale or donation of surplus government property to non-profit developers for the construction of affordable housing. (Policy HO-	County Administrator's Office, General	Annually	ONGOING The County will continue to make decisions on a case-by-	Continue.

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	2.2)	Services Department		case basis to consider the sale of County owned land to support workforce and affordable housing projects.	
A31	Assist non-profit organizations and private developers with preparation of applications for funding and for complementary programs that can help reduce land or site development costs for affordable housing projects. Promote throughout the building industry and relevant networks via trade advertising, press releases and direct outreach to non-profit organizations. (Policy HO-2.2)	County Administrator's Office	Ongoing	ONGOING The County will continue to make decisions on a case-by-case basis to support workforce and affordable housing projects by assisting with applications.	Repetitive. Combine with Action A15.
A32	Maintain an up-to-date database of approved residential developments, vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-2.2)	Planning and Public Works Department, County Administrator's Office	Ongoing	IN PROCESS The County has established a GIS database and has an updated list of vacant parcels prepared for this Housing Element. County PPW staff will continue to explore ways to make the GIS database more interactive for members of the public, and continue to post approved subdivision maps and data on the Department Web page.	Continue.
A33	Offer incentives to developers such as tax-exempt conduit financing, infrastructure financing assistance, and direct financial assistance in exchange for a proportional commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)	County Administrator's Office	Ongoing	ONGOING The County will continue to make decisions on a case-by-case basis to support workforce and affordable housing projects by assisting with applications.	Continue.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A34	Provide information and financial assistance, as available, to help low and moderate-income households in obtaining affordable housing. Distribute this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. Post and maintain this information on the County website. Through these efforts, the County expects to assist 100 households during the planning period. (Policy HO-2.2)	County Administrator's Office	Ongoing	ONGOING The County has a joint powers agreement with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates to homebuyers in Yolo county. RCRC receives and distributes \$1.3 million in funding to the county. The funding provides tax credits from interest paid on the home to lower monthly payments and make it easier for households with lower incomes to qualify for a loan. The funding supplies \$1.5-1.6 million per year in tax credits, and when pooled with CHF funding, allows RCRC and the County to fund 8 to 10 mortgages a year.	Continue.
A35	Conduct a series of meetings with public and/or private sewer and water providers to describe their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Following an initial set of meetings, follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)	Planning and Public Works Department	2010/2011 and Ongoing	ONGOING The County will continue to work with Community Service Districts and other service providers to ensure compliance with this State law and to support affordable housing projects.	Continue.
A36	Review potential treatment technologies that could be developed to provide water and sewer service for rural affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County. Ensure that this review accounts for potential new multi-family development allowed by the Zoning Code and	Health Department	2010/2011	ONGOING The County will continue to work with Community Service Districts and other service providers to ensure compliance with State law and to support affordable housing projects.	Replace with new program to draft a local sewage and water ordinance.

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	includes provisions to anticipate future demands from such development. (Policy HO-2.2)				
A37	Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural affordable housing, using the performance standards developed in Action HO-A36. (Policy HO-2.2)	Health Department	Ongoing	See Action A36.	Combine with Action A36.
A38	Consider sponsoring a CEQA document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. (Policy HO-2.2)	Planning and Public Works Department	Ongoing	ONGOING Yolo County staff will continue to give support to Community Service Districts in order to facilitate needed improvements, including direct financial assistance through CDBG grants for improvements (e.g., wells in Madison) and will consider on a case by case basis requests for assistance in preparing CEQA documents.	Continue.
A39	Pursue agreement from the Department of Housing and Community Development that the County shall receive credit towards meeting RHNA goals for all affordable units built within incorporated cities that are constructed using County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)	Planning and Public Works Department	Every five years with Housing Element Update (starting 2012/2013)	Not completed.	The County could better accomplish the goal of this program by advocating for a lower RHNA in the first place.
A40	Support changes to Section 15332 of the California Environmental Quality Act Guidelines that would allow for streamlined review procedures for infill and affordable housing development in unincorporated communities similar to the provisions currently available to incorporated cities. (Policy HO-3.1)	Planning and Public Works Department, County Administrator's Office	Ongoing	ONGOING Through its legislative lobbyist, the County will continue to advocate that streamlined review procedures for infill and affordable housing be extended to include development in unincorporated communities	Continue.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A41	Pursue tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding under these programs. The County will apply for these allocations as they become available, up to one per year during the planning period. (Policy HO- 3.1)	County Administrator's Office	Ongoing	ONGOING The County Administrator's Office will continue to pursue bond and tax allocations to support housing programs.	Continue.
A42	Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Policy HO-2.2)	County Administrator's Office, Human Resources Department	2009/2010	INCOMPLETE. Existing staff within the CAO's office is working cooperatively with Yolo Housing to expand housing opportunities; however, a specific Housing Coordinator position has not been created.	Continue.
A43	Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)	Planning and Public Works Department	Annually	ONGOING This is an ongoing program; the County maintains a Housing Element that contains current data and is effective in implementing housing goals. In addition, the General Plan and Zoning Ordinance Update will include updated information regarding the Housing Element and provide annual reviews of the General Plan and Housing Element.	Continue.
A44	Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of housing, with an emphasis on affordable and special needs housing, such as road improvements, parking, or other potential development standards. (Policy HO-3.2)	Planning and Public Works Department, County Administrator's Office	Ongoing	Done as part of the stakeholder workshop for the Housing Element update.	Completed. Delete.
A45	Provide flexibility in applying development standards (e.g. parking, floor area, setbacks, height standards, etc.), recognizing that housing near transit, jobs, and services will generate fewer trips, require less parking, and have fewer area-wide impacts. Flexibility should be subject to the type of housing, size, unit mix, location, adjacent uses, and	Planning and Public Works Department	2009/2010	COMPLETE The Board of Supervisors approved the Downtown Mixed Use Zone (DMX) in 2009, which allows for flexible development standards to encourage smart growth.	Completed by incorporating into DMX zone. Delete.

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	overall design. This flexibility recognizes that additional density may be appropriate where units are significantly smaller and would have fewer impacts than the market norm. (Policy HO-3.2)				
A46	Prioritize the review of applications for affordable and special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)	Planning and Public Works Department, County Administrator's Office	Ongoing	ONGOING The County will continue to make decisions on a case-by-case basis to support individual affordable housing projects and to assist and prioritize the permit processing. Most recently, PPW staff has prioritized, granted fee waivers, and provided much assistance to the Mercy Housing 80-unit housing project in Esparto.	Continue.
A47	Amend the Master Fee Ordinance to waive or reduce development application processing fees for affordable and special needs housing on a sliding scale, based on the proportion of such units within the project that exceed inclusionary requirements. Fee waivers or reductions would not apply to development impact fees or to required mitigation under the California Environmental Quality Act (CEQA). (Policy HO-3.2)	Planning and Public Works Department	2010/2011	COMPLETE The County implemented a program of waiver, reduction, or deferral of development fees, administrative fees, and financing fees for affordable units. The program includes a fifty percent (50%) waiver of development-related application and processing fees for affordable units constructed in connection with such residential project, subject to approval by the Board of Supervisors. In addition, the Board of Supervisors may consider, on a case-by-case basis, the provision of additional incentives as provided by law or as stated in the adopted Housing Element of the Yolo County General Plan.	Completed. Delete.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A48	Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)	Planning and Public Works Department	2012/2013	ONGOING This is ongoing program to allow and encourage secondary dwelling units in existing residential and agricultural zones while maintaining the character of the existing neighborhood.	Continue.
A49	Identify sites for special needs housing where opportunities are available considering, but not exclusive to: land owned by the County or other agencies; re-use of underutilized or non-viable commercial and industrial sites; and residentially-zoned sites where higher density is feasible. (Policy HO-4.1)	Planning and Public Works Department, County Administrator's Office	With each Community Plan Update/Specific Plan	COMPLETE The County identified vacant or underutilized sites in the C-2 and DMX zones that allow emergency shelters by right.	Combine with Action A30
A50	Create a Reasonable Accommodation Ordinance to ensure that construction or modification of homes in the County allows individuals to remain in those homes as their physical needs and capabilities change. (Policy HO-4.1)	Planning and Public Works Department	2012/2013	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code, which will include a Reasonable Accommodation Ordinance. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A51	Encourage use of the State density bonus law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed. (Policy HO-4.1)	Planning and Public Works Department	Ongoing	IN PROCESS Currently, Density bonuses are available as part of the land development process in the County. The procedures are a part of the updated Zoning and Land Development Ordinance.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A52	Amend the Zoning Code to allow co-housing, cooperatives, and similar collaborative housing development, featuring housing units clustered around a common area and shared kitchen, with additional small meal preparation areas. (Policy HO-1.1, Policy HO-4.1)	Planning and Public Works Department	2009/2010	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code which specifically allows co-housing. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.

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A53	Ensure that adequate provisions are made in new residential developments for families with children, including amenities such as tot lots, playgrounds, and childcare facilities. (Policy HO-4.4)	Planning and Public Works Department	Ongoing		This is policy language. Change to a policy.
A54	Amend the Zoning Code to allow emergency shelters by right in the Community Commercial (C-2) zone. Emergency shelters will be permitted without discretionary approval subject to the same development standards as other uses in the Community Commercial zone. (Policy HO-4.7)	Planning and Public Works Department	2009/2010	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A55	Require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing. (Policy HO-4.9)	Planning and Public Works Department	Ongoing		This is policy language. Move to policy section.
A56	Refer discrimination complaints to the appropriate legal service, County or State agency, or Fair Housing. (Policy HO-4.9)	County Administrator's Office	Ongoing		This is policy language. Move to policy section.
A57	Broaden public knowledge of fair housing laws, through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)	County Administrator's Office	Ongoing	ONGOING Staff will continue to fair housing discuss fair housing issues with interest groups as specific situations or development projects may be proposed.	Continue.
A58	Disperse affordable housing units throughout each residential development, where required, and require design standards that ensure that affordable units are visually indistinguishable from surrounding market rate units. (Policy HO-5.1)	Planning and Public Works Department	Ongoing	ONGOING TheCounty's adopted Inclusionary Housing Ordinance requires that affordable housing units within a mixed residential development be dispersed, not concentrated, and that affordable units are visually indistinguishable from surrounding market rate units	This is policy language. Move to policy section.
A59	Coordinate affordable housing development with existing and proposed transit routes, employment centers, shopping facilities, schools, medical facilities, and other services. (Policy HO-5.1)	Planning and Public Works Department	Ongoing		This is policy language. Move to policy section.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A60	Encourage well-designed mixed use residential/non-residential development where residential use is appropriate to the setting and development impacts can be mitigated, such as in and around downtown areas. (Policy HO-5.1)	Planning and Public Works Department	Ongoing	COMPLETE The County created the Downtown Mixed Use (DMX) zone in Esparto to allow mixed land uses in the downtown area. The DMX zone will be applied to other downtown areas with services, as community plan updates are prepared.	This is policy language. Move to policy section.
A61	Require designs for multiple-family development to break up the bulk and minimize the apparent height and size of new structures, including the use of upper story setbacks and landscaping. Ensure a human scale in new development and, when possible, create multiple unit buildings that have the appearance of single-family homes. (Policy HO-5.1)	Planning and Public Works Department	Ongoing		This is policy language. Move to policy section.
A62	Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)	County Administrator's Office	Ongoing	ONGOING Staff will continue to investigate annexation possibilities if and when development applications for properties along Kentucky are submitted to the County.	Continue.
A63	Support programs to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration. The County expects these efforts will result in the rehabilitation of 30 deteriorated residential units during the planning period. (Policy HO-5.2)	County Administrator's Office	Ongoing	ONGOING The County offers the Housing Rehabilitation Loan Program, which makes low-interest loans available to County residents for health and safety related renovations.	Repetitive with Action HO-A74. Delete.
A64	Prepare an inventory of affordable units eligible to convert to market rate during the next ten years. Monitor those projects and take appropriate action to preserve these affordable units whenever possible. (Policy HO-5.2)	County Administrator's Office, Planning and Public Works Department	Ongoing	COMPLETE The County has prepared an inventory of affordable units eligible for conversion for this Housing Element (2013). There are no at-risk units.	There are no at-risk units. Delete.

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Number	Language	Responsibility	Timeframe	Status	Recommendation
A65	Notify tenants of identified affordable units that are eligible to convert to market rate during the next ten years. (Policy HO-5.2)	County Administrator's Office, Planning and Public Works Department	Ongoing	COMPLETE There are no at-risk units.	There are no at-risk units. Delete.
A66	Conduct community education programs to educate tenants and advocates of affordable units that are eligible for conversion to market-rate housing in the next ten years to make them aware of their rights and the programs and policies in place to preserve this type of housing. (Policy HO-5.2)	County Administrator's Office, Planning and Public Works Department	Ongoing	ONGOING COMPLETE No at-risk units.	There are no at-risk units. Delete.
A67	Support non-profit funding applications for acquisition and rehabilitation of affordable housing that is eligible for conversion to market rate in the next ten years, and support the allocation of local funds to these projects. (Policy HO-5.2)	County Administrator's Office, Planning and Public Works Department	Ongoing	ONGOING COMPLETE No at-risk units.	There are no at-risk units. Delete.
A68	Enforce housing, building, environmental health, public works, and fire codes to ensure compliance with basic health and safety building standards. In applying this policy, the County shall seek to avoid the displacement of low-income households. (Policy HO-5.2)	Planning and Public Works Department, Health Department	Ongoing	ONGOING This is an ongoing program; the County will continue to identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed and the action is taken in only the most extreme cases.	This is policy language. Move to policy section.
A69	Publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County's website as well as through posting in key locations such as grocery stores, post-offices, and public libraries. (Policy HO-5.2)	County Administrator's Office	Ongoing	ONGOING This is an ongoing program by the County Administrator's Office.	Continue.
A70	Offer home inspection services to identify substandard conditions in residential buildings. (Policy HO-5.2)	Planning and Public Works Department; Health	Ongoing	ONGOING This is an ongoing program; the County has continued to provide inspection of residential	Continue.

Number	Language	Responsibility	Timeframe	Status	Recommendation
		Department		properties to identify health and safety hazards, and other code violations, which should be corrected. Health and Safety Code inspections are currently provided at no charge by the Health Department. A comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs.	
A71	Assist owners of rental properties to apply for funding under the Affordable Housing Program, the California Housing Finance Agency and the U.S. Department of Housing and Urban Development for rehabilitation assistance. The County expects to assist 25 owners of rental properties during the planning period. (Policy HO-5.2)	County Administrator's Office	Ongoing	ONGOING This is an ongoing program by the County Administrator's Office.	Continue.
A72	Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. (Policy HO-5.2)	County Administrator's Office	Ongoing	ONGOING The County will continue to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing conditions database. The County's last survey for housing conditions was completed as part of the Housing Element in 2008.	Continue.

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A73	Require the abatement or demolition of substandard housing that is not economically feasible to repair. (Policy HO-5.2)	Health Department	Ongoing	ONGOING This is an ongoing program; the County will continue to identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed and the action is taken in only the most extreme cases.	This is policy language. Move to policy section.
A74	Continue to use HOME funds, the Community Development Block Grant Program, the Home Investment Partnership Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)	County Administrator's Office	Ongoing	ONGOING The County has applied for available Housing Preservation and Community Development Block Grants. Yolo County received Housing Preservation Grant funding for housing rehabilitation in 2009 and 2011. The first grant was \$75,000 and the second was \$65,000. The HUD grants are leveraged with Community Development Block Grant revolving loan funds.	Continue.
A75	Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use sustainable materials, cost-effective energy conservation measures, and fewer resources (e.g. water, electricity, gas, etc.). (Policy HO-6.1)	Planning and Public Works Department	Ongoing	IN PROGRESS The County is currently (2013) updating the County Building Code to adopt the 2010 version of the California Building Code, including all Tier 1 CALGreen Regulations. The County is also exploring the option of adopting some Tier 2 Regulations to obtain the greenhouse gas emission reductions identified in the Yolo County Climate Action Plan adopted May 11, 2011.	This is policy language. Move to policy section.

Number	Language	Responsibility	Timeframe	Status	Recommendation
A76	Promote the use of sustainable energy technologies (e.g. solar and wind) in new and rehabilitated housing when possible. (Policy HO-6.1)	Planning and Public Works Department	Ongoing	ONGOING This is an ongoing program; the County has promoted energy and resource conservation as part of all development agreements. Any applicants applying for a building permit(s) must show the project is in compliance with the state's energy conservation requirements (Title 24) prior to the issuance of a building permit(s).	This is policy language. Move to policy section.
A77	Provide information and refer eligible property owners to programs that provide energy conservation assistance. (Policy HO-6.1)	Planning and Public Works Department, County Administrator's Office	Ongoing	ONGOING This is an ongoing program; the County promotes energy conservation and weatherization in order to reduce utility payments and lessen the housing cost burden on lower-income households. In addition, in 2007, Yolo County Housing partnered with PG&E to provide energy conservation assessments of all of its affordable rental housing and to make improvements to units to improve energy conservation.	Modify based on CAP.
A78	Develop site design guidelines for energy conserving development. (Policy HO-6.1)	Planning and Public Works Department	2010/2011	IN PROGRESS The County is currently (2012) updating the County Building Code to adopt the 2010 version of the California Building Code, including all Tier 1 CALGreen Regulations, which include numerous energy efficiency requirements.	Continue.
A79	Work with SACOG on RHNA assignments. (Policy HO-1.8)	Planning and Public Works Department	2011/2012, 2016/2017, 2021/2022,	The County participates with SACOG in the RHNA development process.	Strengthen program.

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A80	Review the Housing Element to ensure that internal consistency is maintained with other elements of the General Plan and with the Zoning Code. (Policy HO-1.2)	Planning and Public Works Department	2026/2027 Ongoing	ONGOING This is an ongoing program; the County maintains an ongoing review of the General Plan to ensure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. In addition, the General Plan and Zoning Ordinance Update will include updated information regarding the Housing Element and provide annual reviews of the General Plan and Housing Element.	Continue.
A81	Develop a reasonable accommodation ordinance. (Policy HO-4.5)	Planning and Public Works Department	2010/2011	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. Yolo County plans to adopt a Reasonable Accommodation Ordinance as part of the updated Zoning Code. A revised code is expected to be complete in late 2013.	Anticipated to be completed prior to Housing Element adoption. Delete Action.
A83	Pursue grants to assist residents who are suffering financial hardship so that they may remain in their homes, and continue the Fair Housing Program. (Policy HO-2.1, Policy HO-5.2)	County Administrator	Ongoing	Program dissolved.	Delete Action.
A84	Maintain and update the County Inclusionary Housing Ordinance, as appropriate, to account for changes in the law and in housing prices. (Policy HO-1.10)	Planning and Public Works Department	Biennially	IN PROCESS Staff is currently developing a draft ordinance to update the County Zoning Code. A revised code is expected to be complete in late 2013. An update of the Inclusionary Housing Ordinance will be considered during this program.	Continue.

YOLO COUNTY HOUSING ELEMENT – APPENDIX B WINDSHIELD SURVEY RANKING SHEET

Appendix B: Windshield Survey Ranking Sheet

Building Address: _____ Mixed-Use Bldg.? Yes / No
 Community _____
 Type of Building (circle one): S.F.R. 2-4 Units 5+ Units mobile home
 Total Units Vacant Units Res. Units 100 % Vacant ? Yes / No

Building Conditions

(For each component, place a check in the appropriate column)

Building Components	Sound	Minor Defects	Major Defects	Critical Defects
Roof, Gutters, and Chimney				
Porches, Stairs, and Fence				
Doors and Windows				
Exterior Surfaces				
Foundation				
Total				

Major defects contributing to dilapidated condition (circle all that apply):

Roof, Gutters, and Chimney -	Sagging roof	Missing roof materials	Hole in roof
Porches, Stairs and Fence -	Crumbling stairs	Crumbling Porch	Broken fence
Doors and Windows –	Boarded-up	Broken	Barred
Exterior Surfaces -	Missing bricks, siding, or other		Sloping outside walls
Foundation –	Crumbling,	Open crack	Hole

Overall Building

Condition: Good Fair Poor

Key: Good: No more than two Minor Defects
 Fair: No more than four Minor defects or one Major Defect
 Dilapidated: Five or more Minor Defects or two or more Major Defects or one Critical Defect

Additional Comments: _____

YOLO COUNTY HOUSING ELEMENT – APPENDIX C
VACANT PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT

APN Number	Acres	General Plan Designation	General Plan Density Range	Zoning	Maximum Zoning Density	Expected Density	Realistic Capacity (Units)	Affordability	Expected Unit Type	Notes
Esparto										
049 313 02	0.17	RL	1 - 10 du/ac	R2-PD	14	6	1	Moderate	Small lot SF	Assumes one unit per lot and new density standards in the Zoning Code Update. ¹
049 283 05	0.25	RL	1 - 10 du/ac	R2-PD	14	6	1	Moderate	Small lot SF	Assumes one unit per lot and new density standards in the Zoning Code Update. ¹
049 511 39	0.97	RL	1 - 10 du/ac	PD	--	6	6	Moderate	Small lot SF	
049 331 03	0.16	RL	1 - 10 du/ac	R2-PD	14	6	1	Moderate	Small lot SF	Assumes one unit per lot and new density standards in the Zoning Code Update. ¹
049 130 09, 049 130 11, 049 130 16, 049 130 20 Total	10.09 8.52 4.20 6.28 29.09	RL	1 - 10 du/ac	R1-PD	7	6	175	Moderate	Small lot SF	Underdeveloped. 4 parcels= 28 acs.=168 units based on new density standards in the Zoning Code Update. ¹
049 160 05	6.86	RL	1 - 10 du/ac	R1-PD	7	6	41	Moderate	Small lot SF	Based on new density standards in the Zoning Code Update. ¹
049 361 04	0.25	RM	10 - 20 du/ac	R3-PD	21	12	3	Low	Duplex or Triplex	Based on new density standards in the Zoning Code Update. ²
049 375 10	0.17	RL	1 - 10 du/ac	R2-PD	14	6	1	Moderate	Small lot SF	Assumes one unit per lot and new density standards in the Zoning Code Update. ¹

COUNTY OF YOLO
2030 COUNTYWIDE GENERAL PLAN
HOUSING ELEMENT

APN Number	Acres	General Plan Designation	General Plan Density Range	Zoning	Maximum Zoning Density	Expected Density	Realistic Capacity (Units)	Affordability	Expected Unit Type	Notes
049 284 03	0.17	RL	1 - 10 du/ac	R2-PD	14	6	1	Moderate	Small lot SF	Assumes one unit per lot and new density standards in the Zoning Code Update. ¹
049 110 18, 049 110 19, <u>049 110 20</u> Total	2.71 8.82 <u>6.73</u> 18.26	RL	1 - 10 du/ac	M1	--	6.5	119	Moderate	Small lot SF	Assumes rezone in the Zoning Code Update based on a specific site plan outlined in the General Plan ^{3 and 4} .
049 110 18, 049 110 19, 049 110 20	1.6 6.42 4.8 12.82	RM	10 - 20 du/ac	M1	--	15.6	200	Very Low	Multifamily	Assumes rezone in the Zoning Code Update based on a specific site plan outlined in the General Plan ^{3,3 and 4} .
049 110 18	3.87	RH	20 - 43 du/ac	M1	--	18.1	70	Very Low	Multifamily	Assumes rezone in the Zoning Code Update based on a specific site plan outlined in the General Plan ^{3,3 and 4} .
049 240 01, 049 240 02, 049 240 05, 049 240 08, 049 240 09, 049 240 024, 049 240 16, 049 240 17, 049 250 03, 049 250 04, 049 250 07, <u>049 273 05</u> Total	0.96 6.67 1.02 0.63 6.33 3.77 1.42 2.06 0.08 0.89 0.15 0.33 24.31	CG CG CG CG CG CG CG/PQP CG CG CL CL CL	Any Density	DMX	43	30	211	Very Low	Mixed-use, Multifamily	Assumes 29% of the site developed as residential and 71% developed as commercial, and 30 units per acre based on staff's development assumptions.

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HOUSING ELEMENT

Knights Landing (Sites in Knights Landing are not counted against the RHNA due to FEMA flood regulations, which constrain development on the sites)										
056 306 01	1.19									Development constrained by new FEMA flood regulations. Site not counted against the RHNA.
056 322 01	3.53									
<u>056 313 01</u>	1.00		1 - 10							
Total	5.72	RL	du/ac	R1-PD	7	6	-	-	-	
Development constrained by new FEMA flood regulations. Site not counted against the RHNA.										
056 322 02,	0.52									
<u>056 334 01</u>	<u>0.09</u>		1 - 10							
Total	0.61	RL	du/ac	R2-PD	14	6	-	-	-	
Development constrained by new FEMA flood regulations. Site not counted against the RHNA.										
056 263 05	0.34	RM	10 - 20	R2-PD	14	12	-	-	-	
Development constrained by new FEMA flood regulations. Site not counted against the RHNA.										
Dunnigan										
051 101 03	9.49	RR	0.20 - 1	RS	2	1	9	Above Moderate	Large lot SF	Assume one unit per acre.⁵
051 102 01	4.49	RR	0.20 - 1	RS	2	1	4	Above Moderate	Large lot SF	Assume one unit per acre.⁵
TOTAL										
Very Low	41									481
Low Income	0.25									3
Moderate	56.10									346
Above Moderate	13.98									13
Total	111.33									843

¹ Zoning Code Update to revise density range (R-L) to 1.0 -10.0 du/ac. to be consistent with adopted 2009 General Plan.

² Zoning Code Update to increase density range (R-M) to 10.1-20.0 du/ac. to be consistent with adopted 2009 General Plan.

³ Unit counts are set forth by General Plan Policy CC-3.18.

⁴ Zoning Code Update to increase density range (R-H) to over 20 du/ac. to be consistent with adopted 2009 General Plan.

⁵ Consistent with the General Plan. Zoning Code Update will include zones RR-1 and RR-5 with densities of 0.20 du/c and 1 du/ac respectively.

Appendix D: CLIMATE ACTION PLAN STRATEGIES FOR RESIDENTIAL DEVELOPMENT

CAP Action E-2.A: Promote the Energy Upgrade California Program, Yolo Energy Watch, and other incentive and technical assistance programs to residential and commercial property owners through the County website. 🌐

CAP Action E-2.B: Implement the Property-Assessed-Clean-Energy (PACE) program, as adopted by the Board of Supervisors in January, 2010, as state and federal funds are available. 🌐

CAP Action E-2.C: Amend the Yolo County Code to require that all residential and non-residential remodels/additions for homes, where the construction value exceeds 50% of the home/building value, improve overall energy efficiency by 15%. 🌐

CAP Action E-2.D: Work with Community Action Agencies (e.g., North Coast Energy Services) to increase participation by eligible low-income residents and mobile home owners in the WAP and the Low-Income Home Energy Assistance Program (LiHEAP). 🌐

CAP Action E-3.A: Amend the Yolo County Code to require that all new residential construction (excluding affordable housing) exceed the California Energy Code 2008 Energy Efficiency standards (Title 24) by 15% (consistent with CALGreen Tier 1 standards). 🌐

CAP Action E-3.B: Amend the Yolo County Code to require that all new homes with over 3,500 square feet of livable space exceed the California Energy Code 2008 Energy Efficiency standards (Title 24) by 30% (consistent with CALGreen Tier 2 standards). 🌐

CAP Action E-4.A: Develop an outreach program to promote the Energy Upgrade California program for residential property owners. 🌐

CAP Action E-4.C: Develop an outreach program to promote financial incentives available through CSI for installing solar hot water systems. 🌐

CAP Action E-4.D: Amend the County Code to require all new residential (excluding affordable housing) and commercial development (beginning in 2013) to install solar hot water systems. 🌐

CAP Action E-4.E: Amend the County Code to require all new residential development of four units or more and non-residential development to install solar photovoltaic systems capable of providing 10% or more of the development's total projected electricity consumption. 🌐

CAP Action E-6.A: Amend the County Code to require that residences built prior to 1994 be retrofitted with water efficient fixtures prior to resale. 🌍

CAP Action E-6.B: Develop a program in coordination with Yolo County water districts to promote voluntary water efficiency retrofits for existing buildings through technical assistance, free water efficiency audits and rebate incentives. 🌍

CAP Action E-7.A: Pursuant to the 2011 International Building Code, require that all automatic irrigation systems controllers be weather-based. 🌍

CAP Action E-7.B: Amend the County Code to limit turf to no more than 25% of the front yard area in new residential development. 🌍

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