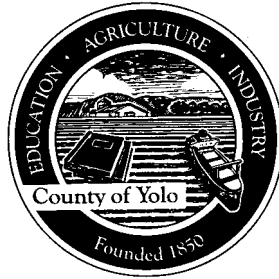


SECTION VI

HOUSING CONSTRAINTS



CONSTRAINTS TO HOUSING DELIVERY

This section of the Housing Element looks at constraints to the housing market and in the region that may play an important role in the effectiveness of Yolo County to satisfy its regional housing needs. This section is divided into two parts: governmental and non-governmental constraints.

The production of housing is a complicated process affected by a number of government, economic, and private influences. Among these influences are the availability and costs of land, zoning and other development standards, availability and cost of providing infrastructure and services, the cost and availability of credit, the number of potential consumers with adequate incomes to purchase or rent the proposed housing, and the cost and availability of labor and materials. In addition to these measurable influences are more subtle, but often less quantifiable factors, such as community attitudes, environmental mitigation requirements, and even builder perceptions of the market.

The purpose of this section is to identify those measurable factors that have the greatest impact on the cost and availability of housing.

This chapter of the Housing Element assumes that the primary producers of housing are private developers. This statement may seem obvious, but it is important nonetheless. The reader of this document should not be misled into believing that because Yolo County has an obligation to accommodate its regional share of housing and to remove constraints to housing production, that the County takes on the responsibility of actually supplying the needed housing. While several of the housing programs discussed in the final chapter of this Element would require the County to become an active partner in the production and preservation of housing, the County's primary role is that of a facilitator for the private sector.

GOVERNMENTAL CONSTRAINTS

Agricultural Preservation Policy and the County's Growth Management Policies

Outside of existing cities and unincorporated communities, nearly all land in the County is designated for agricultural use. The County has pursued a policy of directing new development to remaining vacant zoned residential, commercial, and industrial land within existing unincorporated communities, or to lands adjacent to cities. In addition, the development of land in the unincorporated communities is tied to the availability of adequate services and facilities.

As a consequence of the above, there is relatively little urban development in the "unincorporated" county area, as any development on land adjacent to a city occurs after the land is annexed to that city. This policy has three implications:

- The County does not provide for its regional share of housing in the unincorporated area, per se, because any such lands adjacent to cities become part of the incorporated area prior to development. Through this mechanism, the cities provide for most of the County's share of regional housing need, both in the incorporated and unincorporated areas;

- By depending on the cities to annex lands to meet county-wide housing needs, the county delegates a considerable level of discretion to the cities over the type and amount of housing constructed;
- Limited opportunities are created in areas of the county not adjacent to cities to provide for county housing needs not being met by the cities;

This growth management arrangement between the County and the cities did not evolve by accident, but by conscious policy. In terms of the financial feasibility and economies of scale in providing services and facilities, the County believes it is the most rational method of meeting development needs.

This policy arrangement has evolved for several legitimate reasons:

- It provides a rational and more cost-effective process for expanding urban infrastructure;
- It contributes to the preservation of prime agricultural land and wildlife habitat elsewhere in the county by relieving urban development pressures outside of the sphere of influence of the cities;
- It allows the cities to have some level of control over the development to which they will ultimately provide urban services;

While the benefits of this county/cities arrangement are obvious from a land use planning perspective, as a consequence of the policy arrangement, the ability of the county to plan for and accommodate its regional share of housing for all income groups has been severely hampered. Little planning has been completed for the development of necessary infrastructure and urban services that could serve housing development in the unincorporated areas (other than lands to be annexed to cities). This arrangement provides no guarantee that the cities will plan for enough development and annex sufficient adjacent lands to accommodate their fair share of housing plus most of the county's share as well.

Until the County can establish the necessary financing tools to provide urban services in unincorporated areas, there will continue to be few opportunities for large developments except on land adjacent to the cities.

The SACOG Housing Allocation Plan does not recognize the County's approach to growth management or the fiscal realities facing the County vis-à-vis the cities in accommodating development. Thus, the SACOG plan includes a regional share for the unincorporated County area that does not take into account the present method of growth management. It is likely, however, that the total number of dwelling units approved by the County and each of the cities will equal the total SACOG allocation for all of the jurisdictions in Yolo County. The distribution of approved dwelling units, however, will vary to the extent that part of the County's share of new housing development occurs through annexation to the cities. Although Government Code Section 65584.5 allows jurisdictions to transfer regional housing shares in just such a manner through a formal agreement, the county and cities have not entered into such a formal agreement for the transfer of regional housing allocations.

In sum, the County's policies regarding agricultural preservation and growth management function as a constraint to development in the unincorporated area (although they are, in part, a by-product of the physical constraint imposed by the lack of municipal facilities and services).

Agricultural Lands Conversion Ordinance

The Yolo County Zoning Code requires agricultural mitigation for zone changes from an agricultural zoning classification to a non-agricultural classification (e.g. residential, commercial, etc.). One acre of agricultural land is required as mitigation for each acre of agricultural land changed to a non-agricultural zoning classification (1:1 ratio). Agricultural mitigation can be satisfied by one of the following:

1. Granting, in perpetuity, a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism to, or for the benefit of, the County and/or other qualifying entity as acceptable and approved by the County; and, the payment of fees sufficient to compensate for all administrative costs incurred by the County or easement holder inclusive of trust funds for the purpose of legal defense, monitoring and all other services provided; or,
2. Upon adoption of an Agricultural Conservation Easement Program by the County, payment of an in-lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism consistent with the provisions of this section; and, the payment of fees sufficient to compensate for all administrative costs incurred by the County inclusive of trust funds for the purpose of legal defense, monitoring and all other services provided. The in lieu fee, paid to the County, shall be used for agricultural mitigation purposes only, (i.e. purchases of conservation easements.)

To qualify as agricultural mitigation, land must meet criteria that include soil quality, water supply adequacy, proximity to the subject site, and other relevant criteria.

Undoubtedly, the agricultural mitigation conversion ordinance of the county presents constraints to the production of housing, particularly with regard to smaller development projects. Accordingly, the present policy of the 1991 Housing Element stipulates that should the county adopt an agricultural preservation ordinance, that portion of residential projects which contains dwelling units affordable to low- and moderate income households shall be exempted from the mitigation requirements of the ordinance. As a matter of policy, the county should continue waiving the agricultural mitigation on residential projects if the development project is consistent with the community plan and includes density bonuses for very-low, low-income, moderate income or elderly residents.

Code and Code Enforcement

Yolo County, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The Yolo County Building Department currently administers codes and code enforcement under the 1997 edition of the Uniform Building Code (UBC), 1998 editions of the Uniform Mechanical Code (UMC), Uniform Plumbing Code (UPC), and National Electrical Code (NEC). An amendment to the UBC requires a fire suppression system in all new single-family dwelling units. The additional

of a fire suppression system raises the construction valuation of a residential unit upwards of \$6,000 dollars. However, the sprinkler requirement has been deemed the minimum necessary to protect the fire, life, and safety, as a result of a lack of both full time fire personnel and urban fire suppression services in much of the unincorporated areas.

Other than local amendments, which are not being recommended for change, Yolo County has no discretion to alter the uniform codes in their application to new construction.

Zoning Regulations

Yolo County determines the number of housing units that can be built per acre through community General Plan and Zoning regulations, Title 8, Chapter 2 of the Yolo County Code. There are six residential land use designations identified in the Zoning Ordinance. In addition, residential uses are also permitted in the Agricultural and Commercial Zones. All zoning designations and their implementing zoning requirements are described below:

Residential, Rural Agricultural (RRA) Zone is intended for rural family homes with limited agricultural uses and limited agricultural uses including: living quarters, guest houses and public and quasi-public uses at a density of one unit per 2.5 gross acres. (2nd units require a approval of a Conditional Use Permit).

Residential Suburban (R-S) Zone is intended for suburban family homes, and services appurtenant thereto, including limited agricultural uses, living quarters, mobile homes as temporary guest houses and public and quasi-public uses at a density of one unit per .5 gross acre. (2nd units require approval of a Conditional Use Permit).

Residential, One-Family (R-1) Zone is intended to be used only for single family homes and the services appurtenant thereto at a density of 6 units per gross acre, excluding density bonuses (2nd units requires approval of a Conditional Use Permit).

Residential, One-Family or Duplex (R-2) Zone is intended for one residence or duplex and the community services thereto at a density of 7-10 units per gross acre, excluding density bonuses.

Multiple-Family Residential (R-3) Zone is intended for dwellings, single-family, duplex and multi-family and the appurtenant uses thereto at a density of 12-16 units per acre, excluding density bonuses.

Apartment-Professional (R-4) Zone is intended for multi-family, professional and administrative office developments at a density of 16-20 units per gross acre, excluding density bonuses.

Agricultural Preserve (A-P) Zone is intended to preserve land best suited for agricultural use. One single-family dwelling and one ancillary dwelling is permitted on a parcel in excess of 20 acres. On parcels less than 20 acres requires approval of a Conditional Use Permit for an ancillary dwelling unit.

Agricultural General (A-1) Zone is intended to preserve land best suited for agricultural use. One single-family dwelling and one ancillary dwelling is permitted on a parcel in excess of 20 acres. Parcels less than 20 acres requires approval of a Conditional Use Permit for an ancillary dwelling unit.

Neighborhood Commercial (C-1) Zone is intended for neighborhood commercial uses to provide convenient shopping and services in a residential area. Residential uses are permitted when accessory to a principle commercial use.

Community Commercial (C-2) Zone is intended to stabilize, improve, and protect the community business district. Residential uses include hotels and motor hotels, and residential uses when accessory to a principle commercial use.

General Commercial (C-3) Zone is intended to provide a location for wholesale and heavy commercial uses and services. Residential uses include hotels and motor hotels, and residential uses when accessory to a principle commercial use.

Highway Service Commercial (C-H) Zone is intended to provide for retail , commercial, amusement, and transient residential uses. Residential uses include motels and hotels. Conditional Uses include Mobile home parks at a density of 12 units per gross acre, excluding density bonuses.

Table 30 outlines the various zoning specifications that are used throughout the County. The majority of the residential zoned land in the unincorporated area contains a General Plan Low Density Residential designation and is zoned R-1, which, as is shown below, requires a minimum lot size of 6,000 square feet.

**TABLE 32
ZONING REGULATIONS FOR ZONES PERMITTING RESIDENCES**

Zone Designation	Minimum Lot Size		Minimum		Minimum Lot Area	Max. Density	Typical Density
	Interior	Corner	Width	Depth			
Agriculture							
A-1 (Gen-Ag)*	20 ac.	20 ac.	100 ft.	N/A	20 ac.	.10/ac	2 units per 20ac. parcel
A-E (Ag-Excl)*	20 ac.	20 ac.	N/A	N/A	20 ac.	.10/ac	2 units per 20ac. parcel
AGI (Ag-Ind)*	20 ac.	20 ac.	N/A	N/A	20 ac.	.10/ac	2 units per 20ac. parcel
A-P (Ag-Pres)*	80 ac.	80 ac.	N/A	N/A	80 ac.	.10/ac	2 units per 20ac. parcel
Residential							
RRA (Rural Res)	2½ ac.	2½ ac.	180 ft.	N/A		.4/ac	1 unit per 2.5 acres
R-S (Res Sub)	.5 ac.	.5 ac.	125 ft.	110 ft.		2.0/ac	2 units per acre
R-1 (S. Fam)	6,000	7,000	60 ft. 70* ft.	100 ft.		7.0/ac	6 units per acre
R-2 (Duplex)	6,000	7,000	60 ft. 70* ft.	100 ft.		14/ac	7-10 units per acre
R-3 (Multi-fam)	7,000	7,000	60 ft. 70* ft.	100 ft.	2,000	21/ac	12-16 units per acre
R-4 (Multi-fam)	7,000	7,000	60 ft. 70* ft.	100 ft.	1,000	43/ac	16-20 units per acre
Planned Development	Flexible		Flexible				Flexible

* Each additional ancillary dwelling in the Agricultural Zones requires approval of a Conditional Use Permit

As indicated, the residential zones allow for a broad range of housing types and densities. Height limits for the multifamily zones (R-3 and R-4), allow for three- or four-story buildings, which provides sufficient flexibility for developers to construct a number of multifamily housing types.

It should be noted, however, that for the R-2, R-3, and R-4 zones, the maximum densities shown in Table 30 are theoretical limits under ideal conditions. The actual density at which projects are built will be determined by the configuration of a lot, the spacing between buildings, how parking is accommodated, and how minimum yard

requirements are met. The financial feasibility of various construction designs will also affect the actual density at which a residential project is developed.

Local Permit Processing Fees and Timeframes

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permits. The table below shows many of the development fees that would apply to various types of new projects in the County. These are application and permit fees that the Yolo County Planning and Public Works Department charges for various types of development approvals or reports. It should be noted that the Planning and Public Works Department is not an enterprise department. That is, the Planning and Public Works Department is largely funded by the Yolo County General Fund. Fees charged for the Planning and Public Works Department are estimated to account for only 67 percent of the total revenues. The Yolo County General Fund allocates the remaining 33 percent of the revenues for the operations of the Planning and Public Works Department. The following table indicates the typical development fees and time required for land use development approvals.

**TABLE 33
YOLO COUNTY DEVELOPMENT PERMIT FEES AND PROCESSING TIMES**

PERMIT TYPE	FEE	TIME ¹
SITE PLAN REVIEW		
<i>Residential</i>		
Major-sfr.& accessory bldgs.	\$73	1 hr.
Minor-pools, prks. Reviews, lot-widths, fences, animal density, minor accessory bldgs.	\$37	1/2 hr.
<i>Commercial/Industrial</i>		
Major-uses & sureties	\$219	3 hr.
Minor-signs, prkg. revws, paving mod. roadside stands (wtchmn)	\$146	2 hr
PLANNING DIRECTOR		
Flood Elevation Certificate	\$219	3 hrs.
Certificate of Compliance (1-5 parcels)	\$584	2 hrs.
Certificate of Compliance (6 or more parcels.)	\$730	6 hrs.
PLANNING COMM./ZONING ADM./PLAN.DIR.		
Use Permits/Planned Dvlps. Mod. (incls: minor co-generation plants, additoinal homesites, etc)	\$1,752	4-6 mo.
Modification of Use Permit (incl: mod. of conds. Time/height, approv. Of access, road abdnmts.)	\$730	3-4 mo.
Variance (incl. Z.A. variance, flood zone, etc.)	\$730	3-4 mo.
Code Interpretations	\$584	1 mo.
Historic Land Designation	\$730	3-4 mo.
Lot Line Adjustment/Elimination/Merger	\$584	3-4 mo.
Parcel Maps	\$876	3-4 mo.
Subdivision Maps (incl. Condo convers.)	\$2,044	4-6 mo.
General Plan Consistency Review	\$730	1 mo.
Appeals of Planning Commission Action	\$511	1-2 mo.
Zone Designation establishment (incl. Planned dvlp.)	\$3,650	4-6 mo.
Zone Code Amendments (incls: code additions)	\$3,650	4-6 mo.
General Plan Amendments	\$7,957	4-6 mo.

¹ Assumes a Negative Declaration or Categorical Exemption is processed concurrently. An additional six months would be required for an Environmental Impact Report (EIR).

The difference in timeframes identified in Table 33 account for the required analysis needed. For instance, Site Plan Review and Planning Director projects can be done "ministerially" without Planning Commission and/or Board of Supervisors approval. Ministerial projects are those which meet the requirements and/or standards in accordance with Zoning and Building Permit requirements. Examples of ministerial projects include, but are not limited to: Single Family and Multi Family developments on individual parcels in compliance with zoning; Second units in residential zones consistent with State Zoning law; Group homes, and Community Care facilities and Family Day Care Homes in residential zones serving six or fewer persons.

Conversely, "quasi-judicial" or "legislative" projects require additional time periods for compliance with zoning and the California Environmental Quality Act. Quasi-judicial projects include, but are not limited to: Conditional Use Permits, Variances, Parcel Maps, and Subdivision Maps. Such projects require adoption of an environmental document in

compliance with CEQA prior to or concurrent with approval by the Yolo County Zoning Administrator or Planning Commission.

“Legislative” actions are those relating to changes in the regulations adopted by Yolo County. Legislative projects include, but are not limited to: Establishment of Planned Developments, Zone Code changes, and General Plan Amendments. Such projects require CEQA compliance as well as approval by the Yolo County Board of Supervisors. Planned Developments are applied basically as an overlay district, where an applicant may propose a development consistent with the underlying zoning and no legislative action would be required. An applicant may also elect to deviate from the development standards (parking, lot coverage, minimum lot sizes, etc.) of the underlying zoning district. Legislative action is required on the proposed deviations from the development standards of the underlying zoning district and pre-application meetings can be held to assist applicants in the Planned Development approval process. Planned developments have been used as a tool to provide flexibility from development standards and encourage innovative standards and do not constrain the approval process.

The following table provides an estimated range of processing fees, impact fees and utility connection charges that would be imposed on a five unit single family residential project assuming a 1,500 square foot single family dwelling and a 400 square foot garage per lot. The range takes into account, the differences between utility connection fees and park fees for the different communities.

**TABLE 34
ESTIMATE OF DEVELOPMENT FEES FOR
SINGLE FAMILY RESIDENTIAL PROJECT**

Planning Fees		Fee Estimate
Tentative Subdivision Map		\$2,044
Environmental Review		\$ 657
Health Department Review		\$ 146.30
Northwest Arch. Review		\$ 45.00
County Recorder's Fee		\$ 27.50
Fish and Game (Negative Dec. fee & Mitigation Fee)		\$3,759
Engineering Fees		
Final Map Checking		\$ 800 deposit/actual cost
Improvement Plan Checking		\$1,000 per lot/actual cost
Final Map Recording		\$ 8
Building Fees ¹		
Plan Check Fee		\$ 460.85*
Energy Plan Check Fee		\$ 28.50*
Fire Plan Check Fee		\$ 130*
Building Permit		\$ 709
Seismic Fee		\$ 13.23
Electrical Permit Fee		\$ 82
Mechanical Permit Fee		\$ 107
Plumbing Permit Fee		\$ 126
Planning Division Site Plan Review		\$ 65*
Environmental Health Site Review		\$ 77*
Public Works Division Site Review		\$ 60*
County Facilities Fee		\$2,866.60
School District Fee (Approximately \$3 per square foot)		\$4,500
Local Fire District Fee		\$ 750
Service District Connection Fee (varies by District)		\$2,000-\$11,000
Park Fee (Esparto only)		\$2,150 per lot
Total²		\$20,165.98 - \$31,315.98

¹ Building Fees with an asterisk are payable upon submittal of building plans.

² Total Fee Estimates are based upon minimum and maximum fees assessed based upon the availability of services within a given community.

On and Off-site Improvements

Residential Development Standards are imposed on development through the Subdivision Map Act of the State, Quimby Act, Local Subdivision Ordinances and Zoning requirements. The Subdivision Map Act allows for certain dedications, improvements for roads, utilities, as well as lay-out design to assure opportunities for energy efficiency building orientation and solar energy systems. Generally, the Quimby Act provides for the dedication of parkland equal to 5 acres per 1,000 residents. However, these requirements have been deemed the minimum to assure orderly development within the County.

In addition to zoning regulations and development constraints, Yolo County, as is typical in most jurisdictions, has various on-and off-site improvement requirements for Residential development. The standards set forth in the Yolo County Improvement Standards & Specifications are the minimum required to assure orderly development similar to urban settings. It is the County's opinion that the development standards do not constitute an unreasonable or unnecessary constraint on housing production. Because Yolo County is a rural County its off-site improvements are not as stringent as in some other jurisdictions. 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.

Yolo County Zoning requirements also require 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 side yards. There is no Floor Area Ratios (FAR) established by the county.

Height restrictions in the residential zones allow a maximum height of 30 feet for Residential Single Family Zones and 40 feet for Multi Family Zones, thereby easily accommodating two and three story structures.

Provision of two off street parking spaces is required for Residential Single Family units with 3 or more bedrooms. Multi-Family development requires 1 parking space for each dwelling unit containing no more than 1 bedroom, and 1.5 parking spaces for each dwelling unit containing 2 or more bedrooms. All required off-street parking shall be graded and paved.

Unlike other urban communities, Yolo County has not established an architectural design committee. With the exception of the design requirements allowed under the State Government Code, (§65852) regarding requirements applicable to manufactured homes, architectural design on individual single family lots is not required.

Verification of the above requirements is completed through site plan approval and is believed to be the minimum required for orderly development. Site plan approval, by the planning Division, can be done concurrently with building permit submittal.

Deviation of the above requirements may be obtained with the concurrent approval of a Planned Development Combining Zone, which would propose detailed development standards for the development.

In addition to these improvements, the County assesses development impact fees in the unincorporated area, which would amount to \$2,866.60 per single-family dwelling unit, \$2,202.20 per multifamily dwelling unit in structures of two to four units, and \$1,701.70 per multifamily dwelling unit in structures of five or more units. Although these impact

fees are modest by comparison to fees in surrounding communities, they have the potential, nonetheless, of increasing housing costs for low- and moderate-income housing projects to the extent they are not waived or reduced for such projects.

NONGOVERNMENTAL CONSTRAINTS

Development Costs

The development costs for housing throughout the County are affected by market trends and availability of building materials, labor, and land, as well as water and sewer hookup fees. Building materials could include primarily wood and wood-based products, although other materials such as cement and roofing materials play a role in the cost of housing. Builders in the Sacramento area have excellent access to these materials, due partly to the region's central location along two major highways (I-5 and I-80), and the growing population in nearby Sacramento.

Because of the continued growth in Sacramento and along the traffic corridors, the number of building suppliers has increased to support the market. Because of this fact and the relatively easy access into the County, building materials and, consequently, housing construction costs are lower in Yolo County than in other similarly rural counties.

The cost of labor is affected by factors such as the cost of living, which is much lower in the Sacramento area than in the San Francisco area or Los Angeles basin. This will be reflected in lower wage scales in the Sacramento area, which will in turn create lower wage scales in the less centralized County area.

Although there is a considerable amount of land in Yolo County (approximately 661,760 acres), much of it has already been zoned for agricultural use with approximately 605,690 acres designated agriculture or 91.5% and 449,621 acres, or 68 percent are enrolled in the California Land Conservation Act (Williamson Act) and, is therefore precluded from residential development. Much of the remaining "urban designated" land, residential land in particular, is affected by the existing water districts and their capacity to accommodate further development. Many of the water districts, discussed in detail in the previous section, are close to or at maximum capacity in terms of the number of units on existing water and sewer systems. The availability of annexation into an existing district is very difficult and costly, thereby directly affecting the potential that an area can be developed at its maximum allowable density.

The cost of water and sewer hookup ranges from \$1,850 to \$11,000 depending on the area and type of service provided. This fee may raise the cost of construction considerably. A reduction or waiver of this fee for affordable housing project would aid in the lessening of cost for this type of housing development.

Cost of Construction

Construction Costs are based on several factors such as land, materials, labor, and development fees.

The typical construction cost of a 1,200 square foot rental duplex apartment is estimated at \$64,530, excluding the cost of land. Improved land costs per dwelling unit would add an estimated \$22,500. When developer fees and builder's overhead and profit are included, a basic two-bedroom apartment would cost a minimum of \$113,000. Construction costs for a basic tract house would be \$65 per square foot, and \$90 per square foot for a custom home, exclusive of developer fees, permit, and impact fees, and land costs. A 1,500 square foot three-bedroom, two-bathroom house would cost approximately \$133,600 to construct, exclusive of land, fees, and site development fees. The greatest cost barriers, in the opinion of the homebuilders contacted, are the low densities required in most parts of the County due to the lack of water and sewer facilities.

Utility Constraints

One of the constraints in meeting the housing needs for Yolo County is the cost of developing water and sewer on a purchased lot. Within the unincorporated areas of the County there are five separate water districts, however only four have centralized water systems. The five districts are: Esparto Community Services, Dunnigan Water District (agriculture water distribution only), Madison Service District, Knights Landing Service District, and Cacheville Service District (Yolo and surrounding areas). The hookup and construction costs vary in each different district as discussed in the previous section.

Availability of Financing

There is no data to indicate that financing is less available in the unincorporated county area than elsewhere in the region or the state. The ability of low-income households to finance home improvements is limited, due to their inability to meet the income and credit requirements of most conventional lenders. In the early 1990's national financing trends, including federal banking and savings and loan regulations, have decreased the amount of financing available to home builders, and this leads to a reduction in the amount of capital in some parts of the state. However, recent assessment of the availability of financing indicates that bankers and regulators assert that financing is currently available for well-planned projects that are financially sound and target a demonstrated market demand. The County has no control over this national trend or the financial feasibility of a project. However, it is anticipated that demand for housing will continue during the five year planning period and thus financing supply should similarly be available to meet market demand.

RESIDENTIAL ENERGY CONSERVATION

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has a direct correlation to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times they must choose between basic needs such as shelter, food, and energy. While energy efficient construction could have an impact in reducing the utility bills for many new home buyers, it could also increase the total cost of construction. Another form of residential energy conservation would involve the addition of energy efficient improvements to existing housing units (retrofitting).

Energy price fluctuations in the late 1990s and energy price increases in early 2001 combined with rolling electricity blackouts have led to a renewed interest in energy

conservation. Unincorporated Yolo County receives both electricity and natural gas services from Pacific Gas and Electric Company (PG&E) and private suppliers.

According to Yolo County building permit information, a recent influx of photovoltaic systems have been permitted in 2002. The cost to install a complete photovoltaic electrical system is a minimum of \$20,000. Although this figure appears expensive, increasing interest in alternative electrical systems has occurred due to recent rolling blackouts and escalating prices for electricity.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date of the building application is made.

Energy Efficiency administered by the County of Yolo.

The Yolo County Zoning Code (Title 8, Chapter 7) provides mandatory energy efficiency measures that apply only to multi-family dwellings constructed after 1978. These requirements are in addition to state energy conservation standards. These mandatory measures are intended to keep the cost per unit under \$300. The basic energy efficiency measures identified by the County include:

- Ceiling insulation.
- Weather-stripping.
- Water heater insulation blankets.
- Insulation.
- Low-flow devices for shower heads.
- Shading.
- Caulking and sealing.
- Uninsulated supply heating and cooling system ducts and plenums.

In addition, the California Subdivision Map Act (Government Code, Sections 66473 through 66498) allows local governments to provide solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

1. Specifies the standards for determining the exact dimensions and locations of such easements;
2. Specifies any restrictions on vegetation, buildings, and other objects which would obstruct the passage of sunlight through the easement;

3. Specifies the terms or conditions, if any, under which an easement may be revised or terminated;
4. Specifies that in establishing such easements considered shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed;
5. Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.