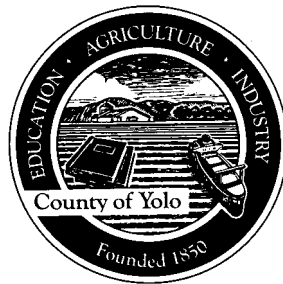


## SECTION III

# EVALUATION OF PREVIOUS HOUSING ELEMENT



## **EVALUATION OF PREVIOUS HOUSING ELEMENT**

The previous Yolo County Housing Element was adopted by the Board of Supervisors on October 1, 1991. The 1991 County of Yolo Housing Element established 5 goals, 27 policies and 32 programs in which to direct County, State, and Federal resources during a five-year period from July 1991 to July 1996. Since that time, several legislative Housing Element Update extensions have been granted.

By definition, a "goal" is a general expression of community values, which sets a direction or ideal future end, condition or state. A policy is a specific statement to be used in guiding decision making based on Housing Element goals and policies. A program presents specific actions, strategies, and directives, which carry out Housing Element policy.

Below is a verbatim restatement of each goal, policy and implementation program and then an evaluation of progress made toward achieving that goal.

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### **GOAL ONE: TO PROVIDE FOR THE COUNTY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS**

#### **Policies:**

**Policy One:** Evaluate changes in community general plans for their effect on the County's ability to meet its regional share of housing.

**Policy Two:** Evaluate current zoning to ensure that sufficient land is zoned at various densities to meet the County's regional share of housing.

**Policy Three:** The County will determine, based on the above community plan and zoning analysis, if there are any deficiencies in land zoned for specific types of housing and in what communities these deficiencies exist.

**Policy Four:** Zoning for residential development will emphasize development within or adjacent to existing communities or cities, and where public facilities and services can be extended or provided.

**Policy Five:** Identify sites that are suitable for multifamily and self-help single family housing.

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### **PROGRAM ONE: Provide Adequate Sites for Housing**

**Description.** The SACOG projection of the County's basic new construction need is 892 dwelling units between January 1989 and July 1, 1996.

The supply of developable land with adequate infrastructure zoned for residential use in the County is a limiting constraint, but, as previously discussed, the capacity of this land

for residential development is limited by the absence of urban services, especially for multifamily housing projects that could serve low-income households.

The lack of adequate infrastructure in the incorporated County area is, in part, a consequence of County land use policy and the policies of the cities in Yolo County. The policy arrangement between the County and the cities, as discussed in the constraints section, has been that urban development should occur adjacent to existing cities. The joint policy is not designed to limit the overall amount of growth in the County, but to channel growth to those areas where infrastructure can be provided most economically.

Through this arrangement, development county-wide can continue, although that portion of the growth which might otherwise be "credited" to the County will eventually become part of the cities. The SACOG plan does not recognize this policy arrangement, so that a substantial portion of the County's share of the regional housing need, while showing in the SACOG plan as taking place in the unincorporated area, will actually occur in the cities through annexation of unincorporated land adjacent to the cities. Through annexation, the cities provide their SACOG share plus the majority of the County's share of housing.

While annexation will account for a substantial portion of the County's share of housing, Yolo County recognizes that it cannot rely on the cities to provide for all of its share of housing as well as their own share. The County will not ignore its responsibility to facilitate housing development in unincorporated communities and to plan for the long-term need to improve infrastructure in these communities to allow additional growth. The County also recognizes its responsibility to facilitate the development of low-and moderate-income housing in the unincorporated area, especially to the extent that the housing development in annexed areas does not provide for the County's share of such housing.

**Progress to date:** During the 1991-1996 Housing Element planning period, the County of Yolo issued 239 building permits for residential construction. Of these 239 permits, 11 permits were for 2-4 attached units, and 1 permit was for a 5+ multifamily unit. The remaining 227 permits were for single family detached dwellings. Although, Yolo County's permit activity was well below the stated targeted housing goals, land availability in Yolo County has been more than adequate to meet Yolo County's regional housing allocations.

Despite relatively little residential construction in the unincorporated area during the past decade, recent interest in the unincorporated areas of the County has grown significantly in the past few years. Presently, there are three residential development projects in Esparto consisting of a 59 unit single family, self-help residential project, a 72 unit residential development, and a 96 unit development. In addition, a 337 unit development is planned west of Woodland. Other pending projects are identified in Table 27. In accordance with County policy, all of the projects were required to set-aside ten percent of the lots for inclusionary housing for low-income residents.

Presently there are approximately 661 acres of land designated for residential use in the county. Of this acreage it is estimated, based on 347 parcels (Assessor's Parcels) including Clarksburg, Capay, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Yolo, and Zamora that 1,944 residential units could be developed for housing. This unit

capacity is the realistic numbers based upon the availability of services in the given community.

During this same planning period, according to Yolo County Local Agency Formation Commission, approximately 737 acres have been annexed into the Cities of Davis, West Sacramento, Winters and Woodland for residential developments.

### **PROGRAM TWO: Surplus Land Data Base**

**Description:** One possible source of land for residential development is surplus land held by public agencies in the unincorporated county area. Public agencies, which may hold developable land, include school districts, special districts, the federal government, the state of California, and the County.

In 1990, the County (assisted by the Housing Authority and the Development Assistance Corporation) completed a study of vacant government land that may be suitable for the development of homeless facilities or transitional housing for the homeless individuals and families. The study identified 105 potential sites, thirty of which have development potential. Of these sites, nine were identified as having the most potential for use for homeless/transitional housing.

There are other sites, which may be suitable to low-and moderate-income, which the County will evaluate as well. Once these sites are identified, the County will determine their development suitability, the ownership status, and their potential for sale or transfer for residential development, either by a public agency, a private developer, or a non-profit corporation.

**Progress to date:** Through funding by the Information Technology Department, the county has hired a full time Geographic Information Systems (GIS) Coordinator to integrate the use of GIS for varying land use projects. Through the use of GIS, the Planning and Public Works Department can identify vacant parcels and their potentiality for residential use based upon the availability of urban services. Once this analysis is completed, the county will initiate the appropriate land use designations to assure the best and highest land use.

### **PROGRAM THREE: Community Plan and Zoning Consistency**

**Description:** The County Plan General Plan is based on a number of community plans for special unincorporated areas. These plans address land use and other issues reflected in the County's General Plan. Local zoning must be consistent with these plans. During the development and revision of these community plans, the County must ensure that local land use polices, and any changes in zoning reflect those policies; are not only consistent with the community's development goals, but with the county-wide housing goals and the County's regional share of housing for all income groups.

As part of the community planning process, the County will ensure that goals, policies, and implementation measures for community plans are consistent with county-wide housing goals and needs.

**Progress to date:** Since the adoption of the 1991 Yolo County Housing Element, four community plans have been updated to reflect future community development goals.

These community General Plan updates included the Clarksburg General Plan, Dunnigan General Plan, Esparto General Plan, and Knights Landing General Plan. The adoption of these community General Plans included several planned residential projects. In Clarksburg, the "Sugar Mill Specific Plan" (SMSP) is anticipated to be under consideration by 2003. The SMSP will tentatively include 20 to 30 acres of residential development at various densities. In Dunnigan, increased commercial development is proposed, which will necessitate housing. In Esparto, 227 residential units have been approved and will be constructed by 2002-2004, and in Knights Landing, several smaller residential projects are underway.

In addition, as of February 5, 2002, the Yolo County Planning and Public Works Department has also undertaken revisions of the Agricultural Zones and related chapters of the Yolo County Code. A major change within the agriculturally designed lands is that agricultural lands consisting of 20 acres or more may, through the requisite building permit process, construct two dwelling units per parcel (i.e. principle dwelling and ancillary dwelling unit which includes: granny units, farmworker units, etc.) Parcels less than 20 acres requires approval of a Conditional Use Permit prior to obtaining building permits. Similarly, restrictions regarding the number of dwelling units per Williamson Act Contract were removed. That is, prior to the February 5, 2002, code revision, only one single family dwelling was permitted per Williamson Act Contract. Subsequent homes under an existing contract were required to obtain approval of a Conditional Use Permit. To the extent possible, adoption of the code amendments has removed regulations for single family dwellings within the agricultural designated zones. These code revision efforts have been undertaken to facility residential units in the agriculturally designated areas of the county to facilitate second units for the elderly and farmworks. Commencement of a complete revision is anticipated in the coming year of the Residential Zones with special consideration and amendment to encourage both housing and housing rehabilitation.

Although, the present zoning code does not include the preemptive housing requirements from the State Government Code (e.g. second units in residential zones, farmworker housing less than six or more than 12 persons, residential units less than 6 persons, family day care homes, etc.), staff has deferred to the requirements under the State Government Code, where applicable. Amendment of the updated remaining sections will reflect current State law provisions.

#### **PROGRAM FOUR: Development of Sites for Multifamily Housing and Self-Help Housing**

**Description:** The most critical needs in the unincorporated county area are affordable multifamily rental housing and large family housing, especially for low-income families. Because there are a limited number of sites with suitable physical and environmental characteristics that can be provided with the necessary public facilities, the County must encourage the most productive uses of these sites. Multifamily rental housing does not typically provide dwelling units for large families, so the County must also encourage ownership opportunities for families.

The County's primary strategy will be to encourage small-scale multifamily projects and self-help ownership housing located in those unincorporated communities that are closest to employment and services. By focusing on a number of small projects, the county can ensure that no one community receives a disproportionate share of the

multifamily and self-help housing, while at the same time accommodating development within the limits of the available infrastructure.

To encourage multifamily and self-help projects, the County will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units.

This strategy will be necessary over the five-year period covered by this housing element, because it is unlikely that any substantial improvement in infrastructure capacity can be achieved within that timeframe.

**Progress to date:** The County has been willing to work with both for profit and non-profit developers of multifamily and self help residential projects. The County is also amenable to density bonuses and is willing to assist developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units, where feasible. However, residential developers have been uninterested in density bonuses and multifamily projects. To date only one multifamily project of 5+ units, and one 59 unit self help project have been developed since the adoption of the 1991 Yolo County Housing Element. Until significant improvements to the various communities' infrastructure have been made, multifamily housing will be difficult.

#### **PROGRAM FIVE: Sites for Special Group Housing**

**Description:** There are a number of special population groups which the State has identified as in need of a residential living environment for their proper physical and mental fulfillment. These groups include mobility, developmentally, and mentally impaired individuals; elderly residents in need of 24-hour care; persons with mental illnesses; and individuals recovering from substance abuse.

Group homes of six or fewer individuals serving these and other special population groups will be allowed a residential use in any residential zone in the County. Yolo County will revise its zoning code to reflect the requirements of state law regarding group homes.

**Progress to date:** Yolo County is pursuing a comprehensive update of the Yolo County Zoning Code at the end of the 2003-2004 calendar year. This comprehensive code update will incorporate all preemptive requirements of the State Government Code and other planning related laws.

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### **GOAL TWO: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING**

#### **Policies:**

**Policy One:** Establish affordable housing requirements for new development for the production of a minimum percentage of low-and moderate income in new residential developments.

**Policy Two:** Establish an affordable housing trust fund to receive contributions from non-residential projects.

**Policy Three:** The County will make use of state and federal programs for which the county would be the applicant, and work with non-profit and for-profit developers to make use of those programs. Specific programs, which the county will use, funding permitting are: Community Development Block Grant Program, California Rental Housing Construction Program, California Housing Rehabilitation Program (CHRP) for owner occupants and investors, Farmer's Home Administration and Housing and Urban Development programs to finance low- and moderate income housing, and state and federal programs aimed at providing housing and related services to homeless individuals.

**Policy Four:** The County will also investigate the feasibility of issuing tax exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.

**Policy Five:** The County will provide density bonuses to home builders proposing to include a minimum specified percentage of low-and moderate income dwelling units within residential developments.

**Policy Six:** The County will seek funding from the State of California and the U.S. Farmers Home Administration to expand the supply of housing for migrant farmworkers.

**Policy Seven:** The County will work with the Development Assistance Corporation, or other non-profit organizations, to identify potential projects and sources of funding to develop low-and moderate income housing.

**Policy Eight:** The County will identify and pursue the use of surplus government property for the construction of housing affordable to low and moderate income households.

**Policy Nine:** The County will work with the University of California, Davis to provide adequate student housing.

**Policy Ten:** Should the County adopt an agricultural preserve ordinance, that portion of residential projects which contain dwelling units affordable to low-and moderate income households shall be exempted from the fee requirements of the ordinance.

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### **PROGRAM ONE: Density Bonuses**

**Description:** Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to low-and-moderate-income households. State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices that are affordable to low-income households or 10% of the dwelling units in a project at rents/prices that are affordable to very low-income households, the local jurisdiction must permit a 25% density bonus.

The County may, at its discretion, offer a density bonus of more than 25%, or a density bonus for moderate-income housing (affordable at 80% to 120% of median income) depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses.

**Progress to date:** The County has implemented density bonus policies within each of the updated community plans of Clarksburg, Dunnigan, Esparto, and Knights Landing. Density bonuses within the community plans are consistent with Government Code Sections 65915 et. seq.

### **PROGRAM TWO: Affordable Housing Requirements for New Residential Development**

**Description:** To ensure that new residential projects include a minimum commitment to affordable housing, the County will adopt an affordable housing ordinance setting forth minimum requirements for affordable housing in new residential projects or contributions to an affordable housing trust fund in lieu of the construction of affordable housing. The ordinance will contain findings regarding the relationship between new development and the need for affordable housing. To maintain the financial feasibility of development projects, the County will work with developers to provide density bonuses, expedited permit processing, fee waivers for low-income units, and state and federal program subsidies (to the extent they are available and the County or the developer can qualify) for low-and moderate-income units.

For single-family housing, the County will require that 10 percent of all new single-family development shall be affordable to low-income households. For projects of more than 50-units, this requirement shall be met by a land donation, with the developer receiving a credit toward this requirement in the amount of one unit per one-tenth (1/10) acre of donated land. The County will transfer the land donated to a non-profit or for-profit developer for the construction of permanently affordable multi-family rental units, if the land so donated would be appropriate for multifamily use under the County's General Plan and Zoning Code. An in lieu contribution for the provision of affordable housing for low-income households will be required if such land is not appropriate for multifamily use. A procedure will be developed to notify interested developers and non-profit organizations of the availability of land or funds under this program. The developer will be provided with a density bonus on one unit for every affordable unit to be constructed through the land donation. For projects of less than 50 units, the original developer will be given the option of making an in lieu contribution or of donating land as described above.

For multifamily housing the County will require that a total of 25 percent of all new multifamily development be affordable to low-and very-low income households, with 15 percent of the units being affordable to low-income households and 10 percent being affordable to very low-income households. The requirement will be met by the developer or their designee. In lieu of constructing the units the developer may donate land of a size equal or greater than one twentieth (1/20) acre per required affordable unit, or contribute to the housing trust fund. The developer shall receive a density bonus of one unit for every affordable unit provided. All affordable units will have a deed restriction maintaining their permanent affordability. The County will develop procedures to recapture the subsidy provided to such housing if it is sold within a specified period of time to the extent that the deed restriction fails to assure that the units remain affordable.



The County will prepare an ordinance to implement this program, which will include an exemption from these requirements for small development projects.

**Progress to date:** The County has not adopted an affordable housing ordinance. However, General Plan policies within each of the updated community plans as discussed above in Program 3 of goal 1, sets forth minimum requirements for affordable housing in new residential projects. Specifically, in all developments within each of the respective communities, every development in excess of ten or more lots, requires a minimum of 10 percent of the lots within the development be reserved for persons of low and very low income. Deed restrictions, or other mechanisms have been required to ensure that the units will remain set aside for low-income persons for at least thirty years. The county is pursuing the drafting of an Inclusionary ordinance for adoption by July 1, 2003.

### **PROGRAM THREE: Housing Trust Fund**

**Description:** For non-residential development, the County will establish a housing trust fund to raise capitol for the development of housing affordable to low-and very low-income households. The program will include a "nexus" study to determine the correlation between non residential development and the need for affordable housing. The funds will be derived from a per square footage fee on all commercial and industrial development, including new construction, expansions, and conversion to more intensive uses. The County will consider the potential financial impact of required contributions on non-residential development and the "nexus" between such development and housing need.

The fee schedule will be adjusted to each type of land use to reflect the different employment densities found. The fee schedule will bear a reasonable relationship to the number of potential employees on-site, and to the affordable housing needs created. A study will be conducted to analyze the nexus between new commercial and industrial development and affordable housing needs, and the fee will be calculated accordingly.

**Progress to date:** The County has not established a housing trust fund due to the inability of the County to develop a feasible administrative mechanism. However, the county plans to pursue this program further to ensure a balance of jobs and housing.

### **PROGRAM FOUR: Pursue Funding Under State and Federal Programs**

**Description:** There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low-and moderate-income housing, although funding levels have decreased substantially over the past decade. Certain programs require an application and participation by the local public agency; other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.

Yolo County will pursue funding under those state and federal programs that require its direct participation, and provide assistance to non-profit and private housing developers to make use of other programs, which required their application and participation. The use of the programs listed below is predicted upon reaching agreements with interested non-profit or private developers to construct low-and/or moderate-income housing.

Programs which the County or the Housing Authority will pursue directly are:

- State Predevelopment Loan Program
- State Rental Housing Construction Program
- Rural Development Assistance Program
- California Farmworker Grant Program
- Farmers Home Administration, Section 515 Program
- Farmers Home Administration, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program

There are a number of other programs, which provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors. Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, the U.S. Department of Housing and Urban

Development, and the U. S. Farmers Home Administration. Included in these programs are:

- Technical assistance grants for project feasibility and development
- Subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups
- Mobilehome park purchase and rehabilitation
- Project loans and loan insurance

The County will solicit through an RFP process interested non-profit and private developers to make use of these and other programs. The County will also provide local assistance in preparing funding applications, grant density bonuses, and apply for complementary programs that can help reduce land or site development costs for such projects.

**Progress to date:** The County has not actively pursued many of the state and federal programs available due to staffing constraints. The County has been granted \$245,000 during the 1999/2000, all of which have been from the Community Development Block Grant (CDBG) monies.

#### **PROGRAM FIVE: Tax-Exempt Bond Financing**

**Description:** Public agencies can issue revenue bonds, the interest on, which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest than would otherwise be available to the borrower.

Housing financed through tax-exempt bonds can be of two types:

- Ownership housing, typically single-family homes, in which income qualified first-time home buyers receive a discounted mortgage interest rate.
- Multifamily rental housing, in which the project owner receives below-market interest rate financing in exchange for reserving a specified percentage of dwelling units for low-and/or moderate-income households.

To use this program, a public agency must first locate an interested developer, apply for and receive an allocation from the State Mortgage Revenue Bond Allocation Committee, and located a bond underwriter to assist in the issuance of the bonds. The process typically takes a year to 18 months from the initial application to the availability of funds for project development/financing.

In the event the County determines that it would be infeasible to issue bonds, it will pursue the alternative option of mortgage credit certificates, which may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, which have the equivalent effect of low interest rate financing. One requirement of the program is that the applicant make a deposit of 1/2 of one percent of the bond allocation being requested.

The County will seek an interested developer to take advantage of the mortgage revenue bond program and explore the cost and feasibility of issuing tax-exempt bonds. Because the size of a likely project would be small, it may not be financially feasible for the County to issue tax-exempt bonds individually. In such case, the County would look for one or more other interested public agencies to form a joint powers authority to issue bonds jointly.

**Progress to date:** The County has not issued any tax exempt bonds due to the inability of the County to develop a feasible administrative mechanism.

### **PROGRAM SIX: Feasibility of Redevelopment Tax Increment Financing**

**Description:** California law allows cities and counties to establish public agencies to acquire land, provide public facilities, clear substandard buildings, rehabilitate residential and commercial buildings, and undertake other activities to improve blighted areas. These activities are known, collectively as "redevelopment." The funding for redevelopment activities comes from the additional property taxes that are generated as a result of land and building improvements. State law also requires that at least 20% of the additional property taxes generated through a redevelopment agency be used for the construction or rehabilitation of dwelling units occupied by low-and moderate-income households.

The County established a redevelopment area in West Sacramento prior to its incorporation. To date, however, no other unincorporated communities have been identified as feasible redevelopment areas.

The County will evaluate the feasibility of redevelopment in other communities in the unincorporated area. If feasible, the County will prepare a redevelopment plan, including a plan for the replacement, construction, and rehabilitation of low-and moderate-income housing.

**Progress to date:** Since the adoption of the Yolo County Housing Element in 1991, several redevelopment reforms have occurred. In 1993 AB 1290 was passed which substantially changed the criteria for Redevelopment Agencies in establishing project areas. Specifically, the 1993 reforms redefined the definition of a "blighted area", placed time limits on the existence of redevelopment zones, and prohibited the use of redevelopment to attract sales tax producers.

The whole purpose of the California Redevelopment Law is to protect and promote development and redevelopment of blighted areas. Consequently, for the county to establish a redevelopment project area, the County must make a legal finding that an area is blighted. Based upon 1993 reforms, Yolo County's ability to make a legal finding of blight has been significantly hindered. Since the passage AB 1290 the definition of "blighted area" includes the following characteristics:

- The blighted area must be predominately urbanized;
- Blight conditions must be prevalent and substantial;
- The blight conditions must cause both a physical and an economic burden to the community- not just one or the other. These burdens must be defined by meeting specific conditions contained within the law.

Subsequent to 1993, no unincorporated communities have been identified as feasible redevelopment areas.

### **PROGRAM SEVEN: Construction of Scattered-Site Housing**

**Description:** The federal government has funds available that can be used by housing authorities to construct or acquire housing for low-income households. Funding has been substantially reduced, however. The Yolo County Housing Authority would apply for federal funding to construct one or more rental projects for low-income residents. Such projects would be small-scale, and every attempt would be made to design and construct housing so that it is indistinguishable from other housing in a community.

**Progress to date:** In past years, the Yolo County Housing Authority was not actively involved in the development of affordable new construction, but rather maintained and managed existing affordable units. The Housing Authority promoted the development of affordable housing by working with cities and communities advocating the need for housing for lower income households. Presently, the Housing Authority has established a commission to investigate restructuring to move into new areas of housing development. One of the main emphasis of the restructuring is the intent that the Housing Authority would become more involved with the construction of new affordable developments and actually become a developer, in a sense, by partnering with non-profit and for profit housing coalitions. An additional focus for the commission will be on partnerships with non-profits to promote economic development along with housing. According to the Director of the Yolo County Housing Authority, future development of affordable housing in the County will be accelerated as a result of the restructuring. Partnerships with non-profits and for profit housing developers will increase as the Authority looks for areas to expand affordable housing in the County.

### **PROGRAM EIGHT: Provision of Student Housing**

The University of California, Davis can accommodate only a fraction of its full-time student population on campus in traditional dormitories. To ensure an adequate supply of student housing, the University has worked with private developers to construct multifamily rental housing on University-owned land, and has relied on housing in nearby cities to house additional students.

**Progress to date:** The County has been willing to work with the University to provide additional student housing on land in Yolo County. Since the adoption of the 1991 housing element, no additional student housing has been built off campus. However, the University of California, Davis is planning to expand housing opportunities to meet the needs for the anticipated enrollment growth on campus.

### **PROGRAM NINE: Community Reinvestment Act**

**Description:** The Community Reinvestment Act directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including low-and moderate-income needs. Federal agencies are supposed to evaluate compliance with the intent of this act when reviewing applications by financial institutions for charters, new branches, mergers, relocations, and other regulated transactions. Until recently, the provisions of this act were not widely implemented.

Yolo County will identify financial institutions operating in the County that fall under the requirements of this act and request that these institutions develop specific programs for providing financing for low-and moderate-income housing in the unincorporated area.

**Progress to date:** The County has been unable to pursue this program due to staffing constraints.

**PROGRAM TEN: Permit Fee Reduction**

**Description:** Development and building permit fees represent a substantial portion of the cost of housing. The County will decide, on a case-by-case basis, to waive or reduce fees for affordable housing projects. This decision will be based, in part, on the availability of alternative means of financing the services or facilities for which the fees are being charged, and the ability of the County to absorb the revenue loss from fee waivers or reductions. The County will also request waivers or reductions from other agencies, which have independent authority to charge fees.

**Progress to date:** The County has been willing to consider fee waivers, however, since 1991, there have been no affordable housing projects built in unincorporated Yolo County.

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**GOAL THREE: IMPROVE/CONSERVE THE EXISTING SUPPLY OF HOUSING**

**Policies:**

**Policy One:** Provide assistance to inspect and identify code violations in residential buildings. Code inspection shall be on a voluntary basis.

**Policy Two:** Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time.

**Policy Three:** Require the abatement or demolition of substandard housing that is not economically feasible to repair.

**Policy Four:** Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

**Policy Five:** The County will periodically survey housing conditions in the unincorporated area to maintain a current data base on housing repair needs.

**Policy Six:** The Housing Authority will continue to pursue all sources of funding for maintaining and expanding the supply of subsidized housing for low-income households.

**Policy Seven:** The Housing Authority will work with the Development Assistance Corporation, or other non-profit and local non-profit housing corporations to identify existing affordable housing and to develop strategies to maintain its affordability.

**Policy Eight:** The County will monitor rents and rental vacancy rates in the unincorporated area to determine if any action is warranted to help maintain the affordability of rental housing.

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**PROGRAM ONE: Inspection Program**

**Description:** Yolo County will, on a request basis, arrange for an inspection of residential properties to identify health and safety hazards, and other building code violations, which should be corrected. Health and Safety Code inspections are currently provide at no charge by the Health Department and are usually performed on a compliant basis. A more 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.

**Progress to date:** Yolo County presently employs one Building Official and two full time building inspectors. On a request basis, the County has provided inspection services for inspection of residential properties to identify building, electrical, mechanical, and plumbing code deficiencies. The fee of such inspection service is \$73.00, equivalent to one-hour staff time. Fee waivers for this service are considered on a case by case basis. Individuals requesting this service are forwarded to County representatives for consultation of the availability of CDBG rehabilitation programs. To date, 67 units have been rehabilitated.

### **PROGRAM THREE: Rehabilitation of Substandard Dwelling Units**

**Description:** The County has identified 545 dwelling units in need of rehabilitation, including 30 dwelling units in need of replacement. Most of these substandard dwelling units are occupied by low-income households. Most low-income owner-occupants lack sufficient financial resources to obtain private funding for home repairs. Owners of rental units occupied by low-income households often cannot financially support repairs to dwelling units from the rents they can charge.

To encourage private rehabilitation efforts, the County will apply for and/or assist eligible households in applying for various private, state, and federal sources in funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding.

**Progress to date:** During the 1991-1996 Housing Element planning period, Yolo County has disbursed \$1,282,328.70 for housing rehabilitation for 67 units in the communities of: Capay, Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Yolo, and Zamora.

### **PROGRAM FOUR: Relocation Assistance**

**Description:** Yolo County will consider adopting an ordinance requiring owners of dwelling units which are vacated for violation of housing and building codes to pay relocation expenses for displaced residents and to provide the displaced with the right of first refusal to return to the units upon its repair. The County will evaluate various relocation strategies and options to be included in the ordinance.

**Progress to date:** Yolo County has not pursued a Relocation Assistance Ordinance.

### **PROGRAM FIVE: Housing Demolition Mitigation**

**Description:** To mitigate the impact of housing demolition upon the affordable housing stock, the County will evaluate applications for demolition to determine if housing affordable to very low-or low-income persons or families is to be demolished. The owner of any dwelling unit to be demolished, which is occupied by a low-income household may be required to pay relocations assistance to the household according to the provisions in Program Four.

**Progress to date:** Yolo County has not monitored housing demolition in accordance with Program 5 above. Since 1991, 89 dwelling units have been demolished.



### **PROGRAM SIX: Acquisition and Repair of Substandard Dwelling Units**

**Description:** The County will work with the Development Assistance Corporation, or other non-profit organizations to identify sources of funding and arrange for the acquisition and rehabilitation of dwelling units that have been abandoned by their owners or vacated for an extended period of time. Acquisition will be by negotiated sale. Dwelling units that are rehabilitated under this program will be rented to low-income households.

**Progress to date:** The acquisition and rehabilitation of dwelling units that have been abandoned has not been pursued by the County due to the inability to develop a feasible administrative mechanism.

The County will be inputting the results of the housing conditions survey and housing needs assessment prepared in 2002 into the Housing Condition Database, thereby focusing on specific areas of the county needing housing rehabilitation. Of those housing units identified as needing repair, the Planning and Public Works Department will be providing outreach services to property owners to notify them of the availability of financial assistance for housing rehabilitation.

### **PROGRAM SEVEN: Maintenance of Housing Condition Data Base**

**Description:** The County will maintain current information on the condition of dwelling units in the unincorporated County area by periodically updating its housing conditions data base. Approximately every two years, the County will re-survey housing conditions to ensure the currentness of its housing conditions information.

**Progress to date:** In 2001, the County hired a housing consulting firm to ascertain the housing conditions in unincorporated Yolo County. Information derived from the Housing Conditions survey will be imputed into the Housing Conditions Database.

### **PROGRAM EIGHT: Zoning Flexibility for Housing Rehabilitation**

**Description:** Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a consequence, some of these dwelling units are non-conforming as to lot size, set-backs, yard requirements, location, and other zoning requirements. To avoid discouraging rehabilitation efforts, the County will continue to allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety.

**Progress to date:** Section 8-2.2603 of Title 8, Chapter 2 of the Yolo County Code allows non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is not a threat to public health and safety.

### **PROGRAM NINE: Joint Effort to Develop Conservation Strategies**

**Description:** The Yolo County Housing Authority will work with the Development Assistance Corporation, or other non-profit housing organizations to identify existing affordable housing strategies for maintaining affordability. There are several possible actions:

- Use of Section 8 certificates in conjunction with financial assistance for the rehabilitation of privately owned units. The owner would sign a rent limitation agreement.
- Acquisition of rental housing in need of rehabilitation and rental (after rehabilitation) to low-income households.
- Leasing of privately-owned housing for occupancy by low-income households, with partial rental subsidies paid from Section 8 Program or federal housing vouchers.

**Progress to date:** Due to staffing changes since the adoption of the 1991 Yolo County Housing Element, there is currently little documentation to show coordination between County and non-profit housing agencies in identifying affordable housing strategies.

#### **PROGRAM TEN: Preservation of Mobilehome Parks**

**Description:** Mobilehome parks represent an affordable housing alternatives for many county residents, especially senior citizens. Rising operating cost, changes in ownership, and other factors can result in space rents increasing faster than the ability of residents to afford those rents. One potential method for mobilehome park residents to control their housing costs is for residents to cooperatively own and operate the mobile home park in which they live. The residents would need to arrange for the financing of such an acquisition and the establishment of a reserve fund for the repair and maintenance of major capitol facilities in the park.

**Progress to date:** There are several mobile home parks in Yolo County, which provide affordable housing. However, none of which are tenant owned and operated. To date, Yolo County has not considered adoption of a rent control ordinance.

**PROGRAM ELEVEN: Manufactured Housing Outside Mobilehome parks**

**Description:** The County will allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing according to the requirements of state law.

**Progress to date:** Yolo County allows manufactured homes on residentially zoned lands subject to the same development standards as site built housing in accordance with 65852.3 of the Government Code. Yolo County also allows manufactured housing on agricultural lands at a rate of 2 dwellings per 20 acre parcel.

**PROGRAM TWELVE: Preserve Rental Housing Affordability**

**Description:** There is a limited stock of rental housing in the unincorporated county area, with the prospects of substantial increases in the rental housing stock dependent on the financial feasibility of rental housing construction.

The County will monitor vacancy rates and rents in the unincorporated county area. If vacancy rates remain below 5% for more than two years, the County will consider options for working with private property owners to maintain the affordability of rental housing. Options include the rehabilitation of housing with government assistance, acquisition of rental housing, and leasing of rental housing.

**Progress to date:** According to the 2000, Census 2,425 households or 38.1 percent of households were renters. Of this 38.1 percent, statistics reveal that vacancy rates have remained below 5 percent and that rental rates in Yolo County have increased significantly over the past decade. To date there is no documentation that the County has worked with private property owners to maintain the affordability of rental housing.

**PROGRAM THIRTEEN: Homeless Services Coordinator**

**Description:** Yolo County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, has established and funded the position of a Homeless Services Coordinator to coordinate the provision of social services and housing assistance to homeless persons.

**Progress to date:** Yolo County actively participates in the funding of the Homeless Services Coordinator position.

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**GOAL FOUR: TO ENSURE EQUAL HOUSING OPPORTUNITY**

**Policies:**

**Policy One:** The County will continue to contribute to and participate in the joint county-cities program to promote equal housing opportunity.

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**PROGRAM ONE: Fair Housing Program**

**Description:** The County will continue to contribute financially to the joint county-cities Fair Housing Program. The County employs a fair housing specialist, whose position is supported by the cities of Woodland and West Sacramento and Yolo County. Participation by other jurisdictions is being sought. The specialist is responsible for developing fair housing programs, disseminating information on state and federal fair housing laws, surveying available low- and moderate-income housing, handling discrimination complaints, and coordinating educational programs. The specialist also promotes self-help and ownership housing opportunities for minority families, maintains records on fair housing activities, and serves as staff to the Fair Housing Task Force.

**Progress to date:** The County has been willing to work with other jurisdictions to support the Fair Housing Program.

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**GOAL FIVE: TO PROMOTE ENERGY CONSERVATION**

**Policies:**

**Policy One:** Continue to implement state energy-efficient standards

**Policy Two:** Develop site design guidelines for energy conserving development

**Policy Three:** Provide weatherization assistance to low-income households

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**PROGRAM ONE: Implement State Energy Conservation Standards**

**Description:** The State of California has adopted a number of energy conservation requirements for residential dwelling units. These conservation standards apply to all newly-constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation; the amount and orientation of glazing; shading by landscaping, mechanical and architectural devices; heating and cooling system

efficiency; the amount and placement of thermal mass (materials that absorb heat during the daytime and release heat by night); and other aspects of building energy efficiency.

**Progress to date:** The County reviews all building plans for compliance with Title 24, Part 6, of the California Code of Regulations. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted.

#### **PROGRAM TWO: Site Development Standards**

**Description:** The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns, which encourage conservation.

The County will prepare guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use.

**Progress to date:** The County has not adopted guidelines for site development that encourage energy conservation. The County does however, rely on provisions of various state laws, which include efficiency landscaping and orientation and configuration of subdivisions.

#### **PROGRAM THREE: Energy Conservation Assistance for Low-Income Households**

**Description:** Substantial energy conservation, and reduced utility payments, can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income: Community Development Block Grant Program, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), North Coast Energy Services, and Farmer's Home Administration.

**Progress to date:** Yolo County participates in programs to provide weatherizing and insulating of dwelling units for low-income households.

### **EVALUATION OF PROGRESS TOWARDS REGIONAL HOUSING NEEDS DETERMINATION**

The Sacramento Area of Council of Governments has projected that between 1989 and 1996, Yolo County will need to accommodate 892 additional dwelling units, or about 127 dwelling units per year. Of this total "basic construction need", the following number of units should be affordable to each income group:

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**TABLE 2  
1989 REGIONAL HOUSING NEEDS ALLOCATIONS**

<b>INCOME CATEGORY</b>	<b>1989-1996 REGIONAL NEEDS ALLOCATION</b>	<b>1991-1996 YOLO COUNTY HOUSING ELEMENT</b>
Very Low	97 (11%)	69
Lower	143 (16%)	99
Moderate	219 (25%)	141
Above Moderate	433 (49%)	299
<b>TOTAL</b>	<b>892</b>	<b>608</b>

The 1991-1996 Housing Element Policies provided a direction for the provision of housing within the county, which remain quite applicable for the next five year Housing Element planning period. That is, Yolo County's goals at providing housing for all segments of the population is similar to the goals stated in the 1991-1996 Housing Element.

During the 1991-1996 Housing Element Planning period, the county has actively pursued 14 of the 27 programs. Although, during the past 1991-1996 Yolo County Housing Element planning period, many of the stated objectives were not met. This under achievement in program implementation stems more from unrealistic programs than an unwillingness to implement such programs. Like many rural counties in California, Yolo County's resources are limited in the administration of housing programs. A lack of resources, technical expertise, coupled with staff turnover during the past decade, has resulted a lack of successful implementation of the stated objectives. However, despite this shortcoming, according to 2000 Census data, Yolo County's households has exceeded population growth, indicating that the availability of housing has been sufficient during the past 1991-1996 Housing Element Planning period. In 2000, the U.S. Census credited the unincorporated area population at 21,461, an increase of 101 persons Countywide from the 1990 Census. Conversely, during the same period between 1990 and 2000, population growth within the incorporated cities of Yolo County has been relatively substantial. During the last decade, the city of Winters, Davis, Woodland, West Sacramento and unincorporated Yolo County have collectively increased by 17 percent. Much of the last decade's growth has taken place on county lands annexed into the cities. Consequently, the county does not receive credit for such housing achievements.

In the next five years as projected by SACOG, Yolo County's population is anticipated to exceed household growth. Consequently, Yolo County must take a more responsive role in the provision of housing for all segments of the community. Paramount to this goal is the implementation of "realistic" programs, which meet the stated policy objectives.

#### **ACCOMPLISHMENTS UNDER THE ADOPTED 1991 GENERAL PLAN**

Total Number of Dwelling Units Approved by Permit: 239

Total Number of Dwelling Units Rehabilitated (*govt. programs*): 67 units

Total Number of Section 8 Certificates: 1,284 (Countywide)

Subsidized New Rental Units for Low/Very Low Households: 1 New Ownership Unit

Affordable to Low/Moderate-Income Households: Insufficient data to determine.