

SECTION II

HOUSING GOALS, POLICIES, AND PROGRAMS



INTRODUCTION

State Housing Law (Government Code Section 65580) requires each local jurisdiction to develop a five-year housing program outlining a schedule of actions the County is taking or intends to take to implement housing policies and achieve its housing goals and objectives. The County is required to address the housing needs of all economic segments of the population.

According to State Law, the Housing Program must address the following issues:

1. Identification of a sufficient number of adequate sites to accommodate the identified housing needs over the planning period for all types of housing for all income levels including rental housing, manufactured housing, and mobile homes.
2. Steps which will be taken to achieve the goals and objectives through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs.
3. Facilitate and assist in the development of adequate housing to meet the needs of very low, low, and moderate income households and those with special needs.
4. To the fullest extent possible, mitigate or remove governmental restraints in order to preserve, rehabilitate, and develop housing in the County.
5. Promote housing opportunities for all residents of Yolo County.
6. Preserve assisted housing, which is at-risk of converting to market rate or non-housing uses.

State of California Housing Goals

The 2000 California Consolidated Plan provided a five-year housing strategy that outlined four objectives regarding the use of federal monies towards housing needs in the state. The four broad based objectives were:

- Meet the housing needs of low income renter households, by providing homeownership opportunities for first-time homebuyers;
- Meet the housing needs of low income homeowner households;
- Meet the housing and supportive housing and accessibility need of the homeless and other special needs groups, including prevention of homelessness; and,
- Remove impediments to Fair Housing.

Within the five year strategy itself more detailed strategies were outlined that addressed housing as a statewide concern. The first strategy was 'the preservation of existing housing and neighborhoods', which included the rehabilitation of existing homes, code enforcement and preservation of government-assisted housing projects. The second strategy was 'the reduction of housing costs' through such actions as housing development on surplus and under-utilized land, self-help construction and rehabilitation programs and eliminating duplicate environmental review procedures.

In 1999, the State issued the California Statewide Housing Plan Update. Key issues included: (1) the need for higher levels of housing construction to meet the State's housing needs; (2) renter and owner overpayment for housing; (3) the increase of overcrowding in portions of the State; (4) that large portions of the affordable housing stock are 'at-risk' of being converted to market rate; and (5) that the housing needs of the homeless and temporary farm workers are not being met.

Yolo County Housing Goals, Policies, and Programs

The purpose of this section is to create a housing program that works toward the preservation, improvement and development of housing for Yolo County. The housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities, can be developed and implemented.

The goals and policies of the Housing Element provide the direction for the County's programs or actions. The goals and policies and subsequent programs or actions are formulated to address the existing and future housing needs of all segments of the County according to the state and regional framework, in concert with the County's housing needs, resources and constraints.

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.

Goals for the 2002-2007, Yolo County Housing Element are as follows:

- Goal One:** To provide for the County's regional share of new housing for all income groups;
- Goal Two:** To encourage the provision of affordable housing;
- Goal Three:** To improve/conservate the existing supply of housing;
- Goal Four:** To ensure equal housing opportunity;
- Goal Five:** To promote energy conservation; and
- Goal Six:** To promote housing cooperation and coordination.

Objectives, Policies and Programs

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

Policies:

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

Policy Two: The County will 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: The County will identify sites that are suitable for multifamily and self-help single family housing.

Policy Six: The County shall provide information to the public and developers on approved residential developments and vacant residential land supply.

Policy Seven: The County shall expedite the processing and approval of residential projects that conform to General Plan, Zoning, and other applicable County regulations.

Policy Eight: The County will allow second units in residential zones, as provided by Sections 65852.1 and 65852.2 of the Government Code, while protecting the single family character of existing neighborhoods.

Policy Nine: Where affordable residential units are included within a housing development, such units shall be dispersed throughout the development and shall be visually indistinguishable from market rate units within the development.

Policy Ten: The County, shall on a countywide basis, continue to allow the installation of manufactured housing on permanent foundations in accordance with residential development standards of the County and State Government Code Sections 65583 (c)(1) for factory built housing and mobilehomes.

Policy Eleven: The County shall continue to cooperate with nonprofit organizations, public agencies, and for profit housing providers that seek to develop affordable housing in the County to achieve the County's Housing Element goals.

Policy Twelve: The County will follow the requirements of state law regarding the establishment and permitting of residential care facilities and farmworker labor housing, as provided in the Government and Health and Safety Codes.

Implementation Programs

The following programs are designed to adhere to the County's commitment to provide housing for all income levels within the County.

PROGRAM ONE: Provide Adequate Sites for Housing

The SACOG projection of the County's basic new construction need is 1,003 dwelling units between July 1, 2000 and July 1, 2007.

The supply of developable land with adequate infrastructure zoned for residential use in the County is a limiting constraint, 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 within or 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.

Objective: To improve the development potential of vacant sites, which are limited due to a lack of infrastructure. The County will apply for available state and federal funding for water, sewer and storm drainage improvements. This funding will enhance the vacant land and promote the feasibility of new construction for affordable housing.

Specific Action Required: As a part of a long-range plan for improving the development potential of residentially-zoned land, the County will seek funding from the state for a CDBG P/TA grant to prepare a specific plan and facilities plan for the financing of needed facilities that would serve low-income housing.

Funding Sources: CDBG P/TA Grants

Responsible Agencies/Departments: Planning and Public Works Department

Implementation Schedule: Application to be submitted in 2003.

Expected Results: Addition of available water, sewer storm drainage infrastructure to sites currently lacking this infrastructure and to improve the existing infrastructure. The immediate expected result is a long-range specific and facilities plan which will address the financing needed and future financing possibilities for infrastructure improvement.

PROGRAM TWO: Surplus Land Data Base

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.

Objective: To establish a Geographic Information Systems (GIS) landuse database, which identifies vacant parcels and their potential for residential use.

Specific Action Required: Identify the potential for vacant parcels to be converted to residential use. Once completed, the County will initiate the appropriate land use designations to assure the best and highest residential land use.

Funding Sources: County General Fund, Planning and Public Works Department operating budget, CDBG P/TA Grant.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Completed by 2005.

Expected Results: Identification of vacant and under-utilized parcels in the County. The completed information will assist the County in establishing the best use for identified parcels.

PROGRAM THREE: Community Plan and Zoning Consistency

The General Plan for the County 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.

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

Specific Action Required: The Planning and Public Works Department is the responsible agency for County planning and will implement this consistency review as part of its on-going planning responsibility.

Funding Sources: County General Fund, Planning and Public Works Department operating budget.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: To ensure the consistency of the community plans and the County's General Plan housing goals and policies.

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

One of the most critical needs in the unincorporated County area is 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.

Objective: The County's primary objective 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.

Specific Action Required: To continue 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. The County shall take a proactive approach for affordable multifamily and self-help housing development by contacting possible sources of housing development such as Mercy Housing or Habitat for Humanity, identifying possible sites in the County for housing development, identifying incentives, such as fee reductions, funding sources, and process streamlining techniques, and promoting self-help housing to the public through informational brochures and County web-site information.

Funding Sources: County General Fund, Planning and Public Works Department operating budget.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program. The outreach program, including the contacting of developers, will be completed by July 2004. The development community shall be annually updated about the availability of this program.

Expected Results: The development of affordable multifamily housing. This will include 100 affordable multifamily units of which 25 percent will be for very-low income households, 50 percent will be low-income households and 25 percent will be for moderate-income households. In addition, the development of 25 units of self-help housing of which 40 percent will be for low-income households and 60 percent will be for moderate-income households.

PROGRAM FIVE: Sites for Special Group Housing

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.

Objective: In order to make available sites for special group housing, group homes of six or fewer individuals serving these and other special population groups will be allowed as a residential use in any residential zone in the County.

Specific Action Required: Yolo County will continue to revise its zoning code to reflect the requirements of state law regarding group homes.

Funding Sources: County General Fund, Planning and Public Works Department operating budget.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Yolo County Zoning Code will be updated by the end of the 2003/2004 calendar year.

Expected Results: To permit by right special group housing in all residential zones. This will assist the production of such housing by removing constraints which otherwise would exist.

PROGRAM SIX: Infrastructure Development Program

A major constraint to the development of housing in unincorporated Yolo County is the lack of adequate public services such as water and sewer infrastructure. Housing development is dependent on the availability of such public services and an inadequacy in this service inflates the cost of construction.

Objective: In order to expand the availability of sites for multifamily development to facilitate the development of housing for lower income households housing and to lower the construction costs by providing funding for infrastructure development, the County will utilize funding programs such as; the CalHome Program, Mercy Loan Program, Predevelopment/construction Loan Program, and the Water and Waste Disposal Program. If the County receives funding from one or more of these programs, this funding will be used in the development of infrastructure for housing affordable to lower income households.

Specific Action Required: The Planning and Public Works Department will identify which of the above listed programs will satisfy the needs of the County to provide adequate infrastructure for multifamily development to facilitate the development of housing for lower income households. The Planning and Public Works Department will then apply annually, or as frequently as allowed, for funding program(s) that have been identified as the best program for the County's needs. Once funding is received, the County will use this money for the development of infrastructure for multifamily housing affordable to lower income households. In addition, the County will consider an infrastructure fee on residential building permits on agriculturally zoned land. The proceeds of this fee will be used to make infrastructure improvements in existing unincorporated communities in the County.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Identification of possible funding sources by January 2004, applications to be submitted annually thereafter.

Expected Results: To determine the County's potential for infrastructure improvement funding sources. If funded, providing additional County financial incentives and resources for the production of affordable housing.

PROGRAM SEVEN: Development Information Program

By keeping the public and the housing development community informed of approved residential development and the availability of vacant land, the County desires to promote residential development and public participation in the development process.

Objective: To inform the public and housing developers of approved housing development projects in the County.

Specific Action Required: The Planning and Public Works Department will identify all current approved housing projects and provide this information to the public and developers through postings in the planning department and on the County's web site.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Information will be updated and posted quarterly.

Expected Results: To make available to the public this information, public participation in housing development throughout the County may be enhanced.

PROGRAM EIGHT: Development Processing System Review Program

Complex processing procedures in permit issuance can be a major obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by State and Federal funding programs.

Objective: Minimize processing time for development permits, especially those for affordable residential projects and those which conform to County development requirements.

Specific Action Required: Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the County. This reduction in time will reduce the cost to developers and may increase the housing production in the County.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing - monitoring to be done on a quarterly basis.

Expected Results: The reduction of plan review time needed by County staff and housing developers.

PROGRAM NINE: Secondary Dwelling Unit Development

Secondary dwelling units are another resource for senior and affordable housing. These units are currently allowed in the County.

Objective: Continue to allow and encourage secondary dwelling units in residential and agricultural zones while maintaining the character of the existing neighborhood.

Specific Action Required: The County will continue to enforce the provisions declared in Sections 65852.1 and 65852.2 of the Government Code. In addition, the Secondary Zoning Code will be amended to include the requirements of AB 1866 which requires all applications for second units filed on or after July 1, 2003 be considered ministerially, without discretionary review and a hearing. Information on this program will be made available to the public at County Planning and Public Works office and the County web-site to be completed by June 2005.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing zoning. Zoning amendments to be completed by 2003/2004.

Expected Results: Additional units that may be a more affordable resource for lower income households.

PROGRAM TEN: Residential Care Facilities

The County currently allows residential care facilities in residential zones following the requirements of state law.

Objective: Continue to allow residential care facilities in residential zones while maintaining the character of the existing neighborhood.

Specific Action Required: The County will continue to follow state requirements in the permitting and establishment of residential care facilities.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing zoning.

Expected Results: The establishment of housing and care facilities for persons with disabilities.

PROGRAM ELEVEN: Farmworker Labor Housing

The County currently allows farmworker labor housing in agricultural zones. These facilities have certain requirement regarding the establishment and permitting of such facilities as provided in the Government and Health and Safety Codes.

Objective: Continue to allow farmworker labor housing in agricultural zones while maintaining the character of the existing neighborhood.

Specific Action Required: The County will continue to follow state requirements in the permitting and establishment of farmworker labor housing. The County will take measures encourage and facilitate the production of farmworker housing, such as funding development, developer

identification, maintaining an inventory of sites, site development, etcetera and ensuring zoning and development standards facilitate a variety of housing types for farmworker housing needs. The County will review the zoning code to determine that zoning and development standards facilitate a variety of housing types for farmworker housing needs, including multifamily, manufactured housing, mobile homes, boarding houses and second units. The County will encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The County will develop an informational brochure illustrating the possible funding sources and other County incentives for the development of farmworker housing and provide this brochure at the Planning and Public Works Department and on the County web site.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing zoning. Evaluate Zoning Code by June 2005. Investigation of resources and development of brochure to be completed by July 2006.

Expected Results: The establishment of housing for farmworker housing needs.

PROGRAM TWELVE: First-time Homebuyers Downpayment Assistance

The County has a First-time Homebuyers downpayment assistance program, however this program has been moderately successful in the past due to lack of public interest, the price of homes in the County and lack of County staffing.

Objective Continue and improve the program in order to ensure its success.

Specific Action Required: Re-evaluate the program guidelines to establish if an increase in downpayment assistance is necessary, commit County staff to the program, promote the program to the public through public outreach, inform local real estate agencies of the program availability and continue to apply for funding for the program.

Funding Sources: CDBG and HOME funds.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing zoning. The re-evaluation of the program guidelines will be completed by January 2005.

Expected Results: Downpayment assistance to 25 First-time homebuyers in Yolo County.

PROGRAM THIRTEEN: Housing for Persons with Disabilities

Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Yolo County housing policies and practices.

Objective: The identification and removal of possible governmental constraints to the development of housing for persons with disabilities.

Specific Action Required: Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the County will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department, Planning Commission, Board of Supervisors.

Implementation Schedule: The County will conduct an evaluation by January 2005 and annually thereafter. If any constraints are found, the County will take subsequent actions within six months of the completion of the evaluation.

Expected Results: A complete evaluation of the County's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.

PROGRAM FOURTEEN: Regional Housing Needs Allocation and Annexation

It has been the policy of Yolo County to direct residential development to unincorporated communities and lands adjacent to cities, which will then be annexed by the City. While the County does receive credit for residential development in the unincorporated communities, it does not receive credit towards the Regional Housing Needs Allocation (RHNA) for development that is annexed by a city. The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan (RHNP) (September 20, 2001) makes allowances for this condition in its "Policy for RHNP Redistribution Upon Annexation of Incorporation" stating that the "affected county and annexing/incorporating city may negotiate any redistribution of housing need that is mutually acceptable".

Objective: The County will pursue conditions during the annexation process to account for the redistribution of the RHNA which is mutually acceptable to the County and annexing city.

Specific Action Required: The County will follow SACOG's guidelines (RHNP, page 13) in the annexation process and attempt to fairly redistribute the RHNA.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department, Planning Commission, Board of Supervisors.

Implementation Schedule: Development of procedural process to be completed by January 2004.

Expected Results: The County will receive credit towards their RHNA for residential development in areas that are annexed by cities.

PROGRAM FIFTEEN: Multifamily Acreage Inventory and Rezone

Historically, affordable housing development occurs mainly in areas with higher density zoning because of the large costs of housing development. The County has a limited number of acreage

available for multifamily development and as such, desires to expand the acreage available with proper infrastructure and services for multifamily development.

Objective: The County shall encourage the development of multifamily housing to facilitate the development of housing affordable to lower income households by inventorying the current multifamily sites to assess their development potential, rezoning areas in the County that has the highest potential for multifamily development and providing infrastructure funding to assist in developing these sites.

Specific Action Required: The County will inventory the existing multifamily sites to assess their development potential. In addition, assessment of which areas in the County have the greatest multifamily development potential and if necessary and feasible rezone those areas for multifamily uses. The inventory, assessment and necessary zoning actions will result in 10-15 acres of R-2 and R-3 zoned lands suitable for multifamily development and anticipated to accommodate 120 multifamily units. Further, infrastructure development funding will be provided to the areas deemed the greatest multifamily development potential. The infrastructure funding will be provided for as stated in Goal One Program Six of this Housing Element.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department, Planning Commission, Board of Supervisors.

Implementation Schedule: Inventory of existing multifamily sites to be completed by July 2004. Assessment of potential rezones completed by January 2005. Rezoning and any necessary zoning action completed by July 2005.

Expected Results: The availability of sites for the development of multifamily housing affordable to lower income households.

GOAL TWO: TO ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING.

Policies:

Policy One: The County will adopt an inclusionary housing ordinance to establish affordable housing requirements for new development for the production of a minimum percentage of very-low, low-, and moderate-income in new residential developments.

Policy Two: The County will establish an affordable housing fund to receive contributions from non-residential projects, and consider exempting certain agricultural related 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 directed to housing builders. Specific programs, which the county will use, funding permitting are: Community Development Block Grant Program (CDBG), Joe Serna Jr. Farmworker Housing Grant Program (FWHG), Home Investment Partnership Program (HOME), Multifamily Housing Program (MHP), USDA Rural Development 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 investigate the feasibility of issuing tax exempt bonds and mortgage credit certificates to provide low interest financing for affordable housing.

Policy Five: The County shall continue to grant density bonuses to home builders proposing to include a minimum specified percentage of low-and moderate-income dwelling units within residential developments. in accordance with Section 65915 of the Government Code. Units designated for low-income shall be required to remain affordable consistent with the requirements of the funding source.

Policy Six: The County will seek funding from the State of California and the USDA Rural Development to expand the supply of housing for migrant farmworkers.

Policy Seven: The County will work with 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, including transitional and homeless shelters.

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

Policy Ten: That portion of residential projects, which contain dwelling units affordable to low- and moderate-income households shall continue to be exempted from the mitigation requirements of the agricultural land conversion ordinance and Fish and Game mitigation requirements.

Policy Eleven: The County will continue to allow second dwelling units on residential and agricultural designed parcels at a density in accordance with the State Government Code and Yolo County Code, as amended.

Policy Twelve: The County will consider, on a case by case basis, the waiver, reduction, or deferral of fees, or the provision of other incentives, which are appropriate for the provision of affordable housing.

Implementation Programs

The following programs are designed to adhere to the County's commitment to encourage the development of affordable housing within the County.

PROGRAM ONE: Density Bonuses

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.

Objective: The production of low and moderate-income housing.

Specific Action Required: The County will, at its discretion, continue to offer a density bonus in excess of the state required 25% density bonus. In addition, a density bonus will continued to be offered, at the County's discretion, 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. The Density Bonus will be promoted through the outreach program identified in Goal One Program Four of this Housing Element. The County's Density Bonus ordinance shall be amended to adhere to recent legislation of the State density bonus law (AB 1866, Chapter 1062, Statutes of 2002).

Any density bonus granted under this program shall not be cumulative with any density bonus granted under Program Two, below. Rather, where density bonuses are available under both programs, the developer shall choose between and be awarded only one of the bonuses.

Funding Sources: County General Fund, Planning and Public Works Department operating budget.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program. Amendment Density Bonus Ordinance to adhere to new legislation shall be completed by January 2005.

Expected Results: The development of 50 moderate-income and 25 low-income housing units.

PROGRAM TWO: Affordable Housing Requirements for New Residential Development

To ensure that new residential projects include a minimum commitment to affordable housing, the County will adopt an inclusionary 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, expedite permit processing, consider fee waivers for low-income units, and apply for 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 continue to require that 10 percent of all new single-family development shall be affordable to low-income households. For projects of 10 to 50 units, this requirement shall be met by a land donation or an in lieu fee, 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 of one unit for every affordable unit to be constructed through the land donation. For projects of more than 50 units, the original developer will be required to include the affordable housing units within the subdivision. All affordable units will have a deed restriction maintaining their permanent affordability.

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. 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 inclusionary ordinance to implement this program, which will include an exemption from these requirements for small development projects (i.e. projects of less than ten (10) units).

Objective: The production of single family and multifamily dwelling units affordable to very-low and low-income households. This program will be used in conjunction with the density bonus program.

Specific Action Required: The Planning and Public Works Department will prepare an inclusionary housing ordinance, to be adopted by the Board of Supervisors.

Funding Sources: County General Fund, Planning and Public Works Department operating budget.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Adopt ordinance by July 1, 2003.

Expected Results: The production of 30 dwelling units affordable to low-income households and 15 dwelling units affordable to very-low income households. This program will be used in conjunction with the density bonus program.

PROGRAM THREE: Housing Trust Fund

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. This program will consider exceptions for certain agricultural related businesses. 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.

Objective: The development of a Housing Trust Fund based on non-residential development, excluding agriculturally designated lands, in the County. A "nexus" study to determine the correlation between non-residential development and the need for affordable housing. Identification of a feasible administrative mechanism to manage the Housing Trust Fund.

Specific Action Required: The County will determine the relation between non-residential development and the need for affordable housing. Based on the "nexus" study, a fee schedule will be established and will bear a reasonable relationship to the number of potential employees on-

site, and to the affordable housing needs created. The County will develop an administrative mechanism to manage the Housing Trust Fund.

Funding Sources: CDBG P/TA grant.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Study to be completed by December 2003, Fee Schedule by December 2004.

Expected Results: A study identifying the correlation between non-residential development and affordable housing. The establishment of an administrative mechanism to manage the Housing Trust Fund. The production of 20 housing units affordable to low-income and 10 housing units affordable to very-low income households.

PROGRAM FOUR: Pursue Funding Under State and Federal Programs

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. 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.

Objective: 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 require 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 (PDLP)
- Multifamily Housing Program (MHP)
- Rural Development Assistance Program
- State Joe Serna Farmworker Grant Program (FWHG)
- USDA Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)

See appendix for a description of programs.

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 USDA Rural Development. 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

Specific Action Required: The County will continue to solicit 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. These actions will be included as a part of the outreach program described in Goal One Program Two of this Housing Element. Additionally, the County will contact the California Department of Housing and Community Development annually to determine the deadline dates for the various funding programs.

Funding Sources: County General Fund, the various state and federal grants.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing- continuation of previous program. Scheduling of County and Housing Authority applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The County will contact the Department of Housing and Community Development to determine the application deadlines for the various funding sources. The County and/or Housing Authority will apply for funding as it comes available.

Expected Results: The development of housing affordable to very-low, low- and moderate-income households. The expansion of funding opportunities available for affordable housing development.

PROGRAM FIVE: Construction of Scattered-Site Housing

The federal government has funds available that can be used by housing authorities to construct or acquire housing for low-income households.

Objective: The Yolo County Housing Authority will apply for funding from the U.S. Department of Housing and Urban Development and will be responsible for project management and operation.

Specific Action Required: The Yolo County Housing Authority will 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.

Funding Sources: County Housing Authority, the various federal grants.

Responsible Agencies/Departments: County Housing Authority.

Implementation Schedule: Application by December 2003, Construction completed by December 2006.

Expected Results: The development of 25 housing units affordable to low-income households and 15 housing units affordable to very-low income households.

PROGRAM SIX: 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.

To increase the supply of student housing, Yolo County worked with the University in 1987 to use tax-exempt financing to construct multifamily rental housing on University owned land. Two hundred dwelling units were constructed and occupied in 1988. Under a financing agreement, at least 20% of the units must be affordable to low-income households. The County provided inspection services and expedited permit processing.

Objective: Yolo County will continue to work with the University to provide additional student housing on land in Yolo County owned by the University.

Specific Action Required: University of California, Davis will be responsible for site and developer selection. Yolo County Planning and Public Works Department will work with the University to issue tax-exempt bonds and to expedite permit processing.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Continuation of existing program – Schedule will be dependent on planning schedule of University.

Expected Results: One or more student housing projects.

PROGRAM SEVEN: Permit Fee Reduction

Development and building permit fees represent a substantial portion of the cost of housing.

Objective: The County will continue to 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.

Specific Action Required: The Planning and Public Works Department will recommend to the Board of Supervisors fee waivers or reductions on a case-by-case basis. The Board will be responsible for approving fee waivers or reductions for those fees over which it has jurisdiction.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: The reduction of fees charged to affordable housing developers, thereby reducing the cost of housing development and promoting the production of affordable housing.

PROGRAM EIGHT: Affordable Housing Permit Streamlining

Permit processing time is an area where the County has direct influence on the cost of affordable housing development. Affordable housing that receives funding for State or Federal programs are under tight time constraints. A reduction in the permit processing time required for these projects by the County will lessen the cost to affordable housing construction.

Objective: The development of a streamlined permit processing procedure for affordable housing projects.

Specific Action Required: The Planning and Public Works Department will examine the various permit processing procedures required for housing development with the intent of reducing the time to process the permits. Once identified, the Department will implement new procedures to streamline the processing times for affordable housing projects. The Departments will continue to monitor the processing times and review the procedures on an annual basis with the intent to further reduce the permit processing time.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Initial examination to be completed by June 2003, review to be completed annually thereafter.

Expected Results: The reduction of plan review time needed by County staff for affordable housing projects.

PROGRAM NINE: Agricultural Land Conversion Ordinance Exemption

Those portions of residential projects, which contain low-and moderate-income household housing units, are currently exempt from mitigation requirements of the agricultural land conversion ordinance. This exemption has been established to promote the development of housing units affordable to low- and moderate-income households.

Objective: The production of dwelling units affordable to low- and moderate-income households.

Specific Action Required: Continue the exemption of mitigation requirements of the agricultural land conversion ordinance and Fish and Game mitigation requirements for those portions of residential projects, which contain dwelling units affordable to low and moderate-income households.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing policy.

Expected Results: The removal of the constraint to housing of the mitigation requirements for the agricultural land conversion ordinance for affordable housing.

PROGRAM TEN: CEQA Exemptions for Affordable Housing, Infill Development and Agricultural Employee Housing

Senate Bill 1925 (Chapter 505, Statutes of 2002) authorizes exemptions for certain agricultural employee housing, any development that consists of the construction, conversion, or use of low income residential housing consisting of 100 or fewer units, if it meets certain conditions.

Objective: Amend the Zoning Code where appropriate to be in compliance of the new statute.

Specific Action Required: The County shall amend the zoning code to include the regulations of this statute.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department, Planning Commission, Board of Supervisors.

Implementation Schedule: Amendment of zoning by June 2005.

Expected Results: Updating the zoning code to include this statute, which may in turn, assist in the development of affordable and farmworker housing by reducing the cost of environmental documentation due to CEQA requirements.

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

Policies:

Policy One: The County will provide assistance to inspect and identify code violations in residential buildings. Code inspection shall be on a voluntary basis.

Policy Two: The County will 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: The County will require the abatement or demolition of substandard housing that is not economically feasible to repair.

Policy Four: The County will 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 database 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 non-profit organizations to identify existing affordable housing and to develop strategies to maintain its affordability.

Policy Eight: The County will consult local real estate agencies to 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.

Policy Nine: The County will continue to support the revitalization of existing communities through the repair and maintenance of public infrastructure as funding is available.

Policy Ten: The County shall continue to work with the California Department of Housing and Community Development to support the continued maintenance and management of existing Recreational Vehicle (RV) and Mobile Home Parks.

Policy Eleven: The County shall support efforts to rehabilitate units as identified in the 2002, Housing Conditions Survey as needing rehabilitation.

Implementation Programs

The following programs are designed to improve and/conservate the existing housing supply in the County.

PROGRAM ONE: Inspection Program

Objective: Yolo County will continue to, 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 provided 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.

Specific Action Required: The Health Department will perform Health and Safety Code inspections. The Building Department will administer the code inspection program, to be funded from inspection fees.

Funding Sources: County General Fund, Inspection Fees.

Responsible Agencies/Departments: County Health Department, Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: 100 inspections.

PROGRAM TWO: Code Enforcement and Abatement

Objective: The County will continue to identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed. This action would be taken in only the most extreme cases in which the owner of the dwelling units is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.

Specific Action Required: The Building Department will enforce code requirements and order unsafe units to be vacated (and demolished, if necessary).

Funding Sources: County General Fund, Inspection Fees.

Responsible Agencies/Departments: County Health Department, County Building Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: 70 code enforcement actions to repair dwelling units and the removal of 30 dilapidated dwelling units.

PROGRAM THREE: Rehabilitation of Substandard Dwelling Units

In the 2002 Housing Condition Survey, 177 dwelling units were identified as being in need of rehabilitation and 24 dwelling units in need of replacement. Low-income households may occupy some of these substandard dwelling units. 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.

Objective: 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.

Specific Action Required: The Planning and Public Works will apply annually, or as frequently as allowed, for funding under the State Community Development Block Grant Program, and the Home Investment Partnership Program. In addition, the Agency will provide information to and assist owners of, rental properties in applying for funding under the Affordable Housing Program, from the California Housing Finance Agency and from the U.S. Department of Housing and Urban Development.

In some cases, several of the above-mentioned programs will be combined to make home repairs. Owners of rental properties who are assisted in financing the rehabilitation of their dwellings units will be required to rent the units to low-income households and to sign a rent limitation agreement.

Funding Sources: County General Fund, the various state and federal grants.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Annually.

Expected Results: The rehabilitation of 35 dwelling units.

PROGRAM FOUR: Acquisition and Repair of Substandard Dwelling Units

Objective: The County will work with 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.

Specific Action Required: The Planning and Public Works Department will identify a specific contact person within the Agency to provide interested non-profit organizations with information on dwelling units in need of repair. The Agency will assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Administrative mechanism to be in place by July 2003, Acquisition and rehabilitation information to be available by December 2003.

Expected Results: The identification of a contact person, which will then be given the responsibility to provide information on dwelling units in need of repair to interested organizations.

PROGRAM FIVE: Maintenance of Housing Condition Data Base

Objective: The County will continue to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing conditions database. Approximately every five years, the County will re-survey housing conditions to ensure the currency of its housing conditions information.

Specific Action Required: The Planning and Public Works Department will direct these surveys, for which the County can apply for funding under the Small Cities CDBG Planning/Technical Assistance grant. Funding could be provided by a CDBG Planning/Technical Assistance grant.

Funding Sources: CDBG P/TA grant.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Survey to be completed by December 2006.

Expected Results: The County completed a housing condition survey in January of 2002. A new survey will be completed by December 2006. This information will be used for various housing rehabilitation and maintenance programs.

PROGRAM SIX: Zoning Flexibility for Housing Rehabilitation

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.

Objective: 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 as allowed by Section 8-2.2603 of Title 8, Chapter 2 of the Yolo County Code.

Specific Action Required: The Planning and Public Works Department will determine the zoning status of dwelling units to be rehabilitated based on inspection information provided by the Building Department. The staff time required for the determination of zoning status will be

included in any permits fees, except that the County may waive any extra charges for low-income households.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: The reduction in the number of substandard dwelling units.

PROGRAM SEVEN: Preservation of Mobilehome Parks

Mobilehome parks represent an affordable housing alternative for many county residents, especially senior citizens. Rising operating costs, 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. This program is for existing parks, and not the construction of new resident-owned parks.

Objective: The objective of this program is the preservation of affordable mobilehome parks in the County. The Mobilehome Park Resident Ownership Program (MPROP) offers financial assistance for the preservation of mobilehome parks by conversion to ownership or control by residential organizations, nonprofit housing sponsors or local public agencies.

Specific Action Required: The Planning and Public Works Department will provide funding information available for the preservation of mobilehome parks, as well as assist interested mobilehome park residents and/or non-profits in applying for state technical assistance and financing for mobilehome park acquisition.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Funding information will be made available by June 2004, Assistance to interested parties 2003-2007.

Expect Results: The preservation of mobile home for lower-income households. A quantitative result depends on the interest of mobile home residents and therefore, is undetermined at this time.

PROGRAM EIGHT: Manufactured Housing

Objective: The County will continue to 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.

Specific Action Required: Planning and Public Works Department will process applications. Informational brochures on the County's policy for manufactured housing will be developed and displayed at the Planning and Public Works Department office and the County's web-site.

Funding Sources: Permitting fees.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing - continuation of existing program. Informational brochures and web-site placement will be completed by June 2005.

Expected Results: An increase in opportunities for mobile homes and manufactured housing as a lower-cost alternative to site built housing.

PROGRAM NINE: Preserve Rental Housing Affordability

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.

Objective: The County will consult with local real estate agencies to 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.

Specific Action Required: As part of the Housing Element annual review, the Planning and Public Works Department will monitor rents and vacancy rates annually and report to the Board of Supervisors their findings. The cost of this information collection will be part of the County's Fair Housing Program contribution.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: First annual report due by spring of 2004.

Expected Results: An annual report monitoring the rent and vacancy rate in the unincorporated County. This will assist the County in the current and future development of rental housing.

PROGRAM TEN: Homeless Services Coordinator

Objective: Yolo County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, has established and funded the position of Homeless Services Coordinator to coordinate the provision of social services and housing assistance to homeless persons. Yolo County will also evaluate and amend its zoning code to encourage and facilitate a variety of housing types that can meet homeless needs, including emergency shelters and transitional housing.

Specific Action Required: The Department of Social Services will administer this program. Funding will continue to be provided by the County, and the cities of West Sacramento, Davis, Woodland, and Winters. The County will amend its zoning code to allow and facilitate the development and processing of emergency shelters and transitional housing.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Department of Social Services.

Implementation Schedule: Ongoing – continuation of existing program. Amend zoning code by July 2005.

Expected Results: Assist social services providers in obtaining funding for the provision of social services and housing resources for the homeless.

PROGRAM ELEVEN: Recreational Vehicle and Mobile Home Parks Maintenance/Management Program

Objective: The maintenance and preservation of recreational vehicle and mobile home parks in the County.

Specific Action Required: The County will contact the California Department of Housing and Community Development to determine the available informational and funding resources aimed at recreational vehicle and mobile home park preservation. Once identified, the County will take the necessary steps to procure this information and funding and make this available to interested parties.

Funding Source: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Information by December 2003. Funding schedule is dependent on funding schedule of various programs.

Expected Results: The preservation of mobile home and recreational vehicle parks in the County.

PROGRAM TWELVE: Preservation of At-risk Affordable Housing Units

Affordable housing units that may convert to market rate units are called “at-risk” units. The County is required to identify strategies to preserve these units for affordable housing.

Objective: In order to assist in the preservation of at-risk affordable housing units, the County will develop strategies and sources of funding for the preservation of these units.

Specific Action Required: The County will develop an early warning system and monitor at-risk units through interaction with the affordable complexes project managers and owners. This will be done in order to establish which affordable housing units may convert to market rate units. The County will identify possible funding resources that could be used to preserve at-risk units. The County will respond by contacting owners to any Federal and/or Staff Notices including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out notices filed on project within the County’s jurisdiction and discuss opportunities and possible County preservation efforts.

Funding Source: County General Fund.

Responsible/Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Early warning system and monitoring will be developed by 2006.

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.

Policy Two: The County will continue to work with surrounding jurisdictions to address the needs of the homeless.

Policy Three: The County shall make every effort to meet the special housing needs of individuals with disabilities, very low and low income families, senior citizens, farmworkers, female headed households with children, and others with special needs.

Implementation Programs

The following actions have been adopted to ensure equal housing opportunity for all County residents.

PROGRAM ONE: Fair Housing Program

Objective: To promote fair housing, the County will continue to contribute financially to the joint county-cities Fair Housing Program. The Fair Housing program employs a fair housing specialist whose position is supported by the cities of Woodland and West Sacramento and Yolo County. 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.

Specific Action Required: The County will continue to contribute financially to the joint county's/city's fair housing program. The County's share of funding will be paid from the Community Development Block Grant program and/or income generated from this program, if allowed in the CDBG Income Reuse Plan. Additionally, the County will provide information on fair housing practices through the development of informational brochures, which will be made available at County libraries, community centers, social services offices, farmworker housing complexes, and senior centers throughout the County.

Funding Sources: CDBG. General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program. Informational brochures will be developed and distributed by June 2005.

Expected Results: The resolution or referral of 100 fair housing complaints and the conducting of annual education/awareness programs.

GOAL FIVE: TO PROMOTE ENERGY CONSERVATION

Policies:

Policy One: The County will continue to implement state energy-efficient standards.

Policy Two: The County will develop site design guidelines for energy conserving development.

Policy Three: The County will provide weatherization assistance to low-income households.

Implementation Programs

The following programs have been developed by the County in order to promote the use of energy and resource conservation practices in the County.

PROGRAM ONE: Implement State Energy Conservation Standards

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.

Objective: The County would like to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted.

Specific Action Required: The County Building Department will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.

Funding Sources: Fees generated through permitting process.

Responsible Agencies/Departments: County Building Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.

PROGRAM TWO: Energy Conservation Assistance for Low-Income Households

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, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental units owners whose tenants are low income: Community Development Block Grant Program, CalHome Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), North Coast Energy Services, and USDA Rural Development, Rural Housing Preservation Grant.

Objective: The County will promote energy conservation and weatherization in order to reduce utility payments and lessen the housing cost burden on lower-income households.

Specific Action Required: The Planning and Public Works Department will include weatherization and energy conservation as eligible activities under CDBG program, which it administers. The Agency will provide information and refer eligible property owners to other programs.

Funding Sources: CDBG.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: Ongoing – continuation of existing program.

Expected Results: The weatherization and insulation of 350 dwelling units.

GOAL SIX: TO PROMOTE HOUSING COOPERATION AND COORDINATION

Policies:

Policy One: The County will initiate, monitor and participate in the activities of citizen groups and the private sector, as appropriate, to encourage the provision of adequate housing for all households.

Policy Two: The County will coordinate housing, community and economic development activities by serving on local, countywide, and regional boards.

Policy Three: The County will continue to monitor trends in the housing industry and seek recommendations from housing industry professionals in identifying opportunities for cost saving, which will neither adversely affect public health and safety nor contradict County policies.

Implementation Programs

The following actions have been adopted to attain Goal Six and to implement the above policies.

PROGRAM ONE: Consistency Review Program

Objective: Maintain an ongoing review of the General Plan to insure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. Housing developments can be processed in a streamlined manner when the General Plan is consistent and readable as a useful document.

Specific Action Required: Implement this program to meet the stated objective. Provide annual reports to the Yolo County Planning Commission and Board of Supervisors as to the adequacy of the zoning ordinance and the General Plan.

Funding Sources: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: 2003 – 2007.

Expected Results: The annual review of the County's General Plan to determine appropriate changes, if needed.

PROGRAM TWO: Housing Element Periodic Review and Update

Objective: Maintain a Housing Element that contains current data and is effective in implementing housing goals.

Specific Action Required: Review the Housing Element on an ongoing basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element

on a continual basis. Provide annual reports to the Yolo County Planning Commission and Board of Supervisors as to the effectiveness of the Housing Element.

Funding Source: County General Fund.

Responsible Agencies/Departments: Planning and Public Works Department.

Implementation Schedule: 2003 – 2007.

Expected Results: The annual review of the Housing Element will determine the effectiveness of the document to achieve the goals therein.

QUANTIFIED OBJECTIVES SUMMARY

Based on the above objectives and past monitoring reports, the County should be able to construct, rehabilitate or preserve approximately 1,059 units between 2002 and 2007.

**TABLE 1
QUANTIFIED OBJECTIVES SUMMARY (2002-2007)**

Income Group	Rehabilitation	Preservation/ Conservation	New Construction	TOTAL
Very-low	30	10	90	130
Low	40	24	175	239
Moderate	0	0	240	240
Above- moderate	0	0	450	450
TOTAL	70	34	955	1,059
