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## II INTRODUCTION

Yolo County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and actions that the community will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the 6-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups, such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The Yolo County Housing Element consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report and the 6<sup>th</sup> Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs (also referred to as actions), and quantified objectives in this Housing Element policy document.

### CONTENTS

This 6<sup>th</sup> Cycle Housing Element Housing Plan is divided into the following sections:

## **I. Introduction**

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides an overview of the community.

## **II. Public Participation**

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

## **III. Housing Plan**

The Housing Plan identifies the County's housing goals and establishes a framework to address each goal. The policies and actions address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation actions to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- **Goal:** Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central County issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- **Action:** An action, procedure, program, or technique that carries out the policy. Actions are implementation programs that also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element actions and based on general market conditions during the timeframe of the Housing Element
- **"Affordable Housing"** refers to housing affordable to extremely low, very low, and low income households.

## **COMMUNITY OVERVIEW**

Yolo County was one of the original 27 counties created when California became a State in 1850. The county is located in the rich agricultural regions of California's Central Valley and the Sacramento River Delta. It is directly west of Sacramento, the State Capital of California, south of

Colusa and Sutter counties, and northeast of the Bay Area counties of Solano and Napa. Lying directly between the rapidly growing regions of Sacramento and the Bay Area, Yolo County has experienced and continues to experience, tremendous pressures to provide additional residential, commercial and industrial development. The ease of access provided by the Sacramento International Airport, the Capitol Corridor train, the Port of Sacramento and Interstates-5, -80 and -505, have all exacerbated existing growth pressures in the county.

The county's total size is 653,549 acres (or 1,021 square miles). This includes both the incorporated areas (the cities of Davis, West Sacramento, Winters and Woodland) which total 32,325 acres and the unincorporated area, which totals 621,224 acres. The unincorporated county contains several communities, including Capay, Clarksburg, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Monument Hills, Rumsey, Yolo, and Zamora. All of these unincorporated communities are under the jurisdiction of Yolo County.

Overall, the County is characterized by its agricultural land and uses, the high percentage of family (versus non-family) households, and its racial and ethnic diversity. Of the County's 653,549 acres, approximately 532,266 acres (or 81.4%) were mapped as farmland in 2016, consisting of 250,558 acres of prime farmland, 19,529 acres of farmland of statewide importance, 46,095 of unique farmland, 49,671 of farmland of local importance, and 166,415 acres of grazing land<sup>1</sup>. In addition to the large concentration of farmland, the Sacramento River runs along the eastern boundary of the County, resulting in elevated flood risks and concerns. Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of eastern Yolo County are designated as special flood hazard areas, indicating that they lack 100-year flood protection. This includes the entire unincorporated communities of Knights Landing, Yolo, and Clarksburg, and the northern portion of Madison are within the "A" FEMA flood zone, meaning these communities are considered high flood risk areas.

Yolo County has a diverse economic base with the largest industries in Yolo County, including the educational, health, and social services industry; the agriculture, forestry, fishing and hunting, and mining industry; and the arts, entertainment and recreation, and accommodation and food service industry. Yolo County is also comprised of a numerous school districts, including the Davis Joint Unified School District, Esparto Unified School District, Washington Unified School District, Winters Joint Unified School District, and Woodland Joint Unified School District, with a total enrollment of 29,886 during the 2019-2020 school year<sup>2</sup>. The majority of unincorporated communities are served by either the Esparto Unified School District or the Woodland Joint Unified School District. The Esparto Unified School District serves the unincorporated communities of the Capay Valley, including Esparto, Madison, Capay, Guinda, and Rumsey, while the Woodland Joint Unified School District serves the unincorporated communities of Knights Landing, Yolo, Zamora, and Monument Hills. In addition, the Pierce Joint Unified School District serves the unincorporated community of

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1 California Department of Conservation, Division of Land Resources Protection. 2016. Important Farmland Acreage Summary 2016 (Table B-3).

2 Education Data Partnership. 2020. Available at: <http://www.ed-data.org/>

Dunnigan, with children from the Dunnigan area bused to schools in Arbuckle, about 10 miles north in Colusa County<sup>3</sup>.

The County is working to maintain its agricultural, small-town charm, and integrate smart growth practices, through efforts to focus affordable developments around incorporated cities that typically have better access to social services and unincorporated communities with adequate transportation, services, and utilities. For example, in 2020, the County cooperated with the City of Woodland to process and approve the East Beamer Way Emergency Shelter and Neighborhood Campus project, which was located in unincorporated Yolo County adjacent to Woodland City Limits on a parcel owned by the City of Woodland. The East Beamer Way project includes construction of 71 permanent supportive housing units, along with an emergency shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds).

In 2020, Yolo County, including its cities, had a total population of approximately 221,705 residents. Yolo County has a diverse population, with a racial and ethnic composition that is approximately 47% White, 32% Hispanic or Latino, 14% Asian, 2% Black or African American, and 5% 2 or more races. Of the 221,705 residents, 191,532 were located in an incorporated city while 30,173 residents were located in the unincorporated communities.

Additionally, unincorporated Yolo County has a fairly youthful population with 5.3% of residents under 5 years old, 29.4% of residents 5 to 19 years old, 34.3% of residents 20 to 44 years old, 17.8% of residents 45 to 64 years old, and 13.1% of residents 65 years or older. The median age of unincorporated Yolo County residents has decreased from 29.5 in 2010 to 25.4 in 2018, which is a little over a decade younger than the State's median age of 36.3 and significantly lower than the countywide median age of 31.0. This trend points to a larger population of young families moving into the unincorporated areas Yolo County.

In unincorporated Yolo County, 59% of households own their home while 41% rent. Homeowner households are generally headed by older residents, with 64% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger, with only about 19% of renter households headed by a person over the age of 55. According to the Yolo County BluePrint 2020, the average 2019 rental price in Yolo County ranged between \$1,313 in Woodland to \$2,292 in Winters. As discussed in the *Housing Needs Section* of this housing element, a significantly higher percentage of renter households (68.6%) were lower income (<80% median) compared to lower-income residents who owned their homes (33.8%). The high incidence of lower income renter households is of particular significance as market rents in Yolo County exceed the level of affordability for lower-income households, resulting in significant variation in cost burden (overpaying for housing).

The residential makeup of the unincorporated County is predominantly single-family, representing approximately 81.7% of the County's housing stock. As discussed in the *Housing Needs Section* of this housing element, the median value for housing units varies greatly throughout the unincorporated communities. For example, as of March 2021, the median home value in Clarksburg

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3 Yolo County. 2001. Dunnigan General Plan. Available at:  
<https://www.yolocounty.org/home/showpublisheddocument?id=15786>

– a viticulture community located along the Sacramento River in the southeastern corner of Yolo County – was \$896,968, while the median home value of Dunnigan – a small rural community located along Interstate 5 approximately 3 miles south of the Yolo/Colusa County limit line – was \$327,888. Overall, the median home value of the unincorporated areas has seen a consistent increase over the past decade, increasing from \$277,000 in 2011 to \$419,000 in 2021. While single-family homes in the unincorporated County are relatively affordable compared to cities like Davis and Dixon, the March 2021 median home sales prices in unincorporated Yolo County are not affordable to lower income households nor most moderate-income households.

The special needs populations most represented in the County are senior households and female-headed households. The overall population in unincorporated Yolo County increased by approximately 14.7% between 2010 and 2018 with the number of 65+ persons also increasing by 32.7%. The continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. In 2018, about 28.6% of female-headed households in unincorporated Yolo County had incomes below the poverty line while female-headed households made up only 11.5% of all households in unincorporated Yolo County. Additionally, Yolo County is situated in the rich agricultural region of California’s Central Valley and the Sacramento River Delta. For this reason, the County has a large agricultural industry with a significant farmworker population. Homelessness in the County is also on a rise with the 2019 Point in Time (PIT) Report identifying 655 persons countywide experiencing homelessness compared to 459 persons countywide experiencing homelessness in 2017, representing a 42.7% increase in individuals experiencing homelessness countywide.

The County has a capacity for future residential developments to assist in addressing the needs of the community, especially the special needs populations, and several projects have been proposed. According to Table LU-8 of the Yolo County 2030 Countywide General Plan (General Plan), the County anticipates buildout under the General Plan will result in a total of 10,462 new residential units in the unincorporated communities of Dunnigan, Esparto, Knights Landing, and Madison. The County has seen a surge in residential growth, with projects that had been sidelined as a result of the Great Recession now back on track and underway. The County is committed to working with developers to implement development agreements that incentivize projects that meet the needs and priorities of the community.

### III COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6<sup>th</sup> Cycle Housing Element, a number of public outreach methods were employed. County officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community’s vision and priorities related to housing concerns:

- **Planning Commission Kick-Off** – April 8, 2021
- **Virtual Housing Workshop and Survey** – April 20, 2021 through May 31, 2021
- **Esparto Community Advisory Committee** – April 20, 2021
- **Capay Valley Community Advisory Committee** – May 5, 2021
- **Clarksburg Community Advisory Committee** – May 13, 2021
- **Dunnigan Community Advisory Committee** – May 19, 2021
- **South Davis Community Advisory Committee** – May 25, 2021
- **Planning Commission Workshop** – July 8, 2021
- **Planning Commission Hearing** – August 12, 2021  
Hearing will be held following the public and agency review period– details to be added to Final Housing Element.
- **Board of Supervisors public hearing** – August 24, 2021  
Hearing will be held following the public and agency review period– details to be added to Final Housing Element.

### PUBLIC OUTREACH

#### Approach to Public Outreach

The Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6<sup>th</sup> Cycle Housing Element.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and



movement within the State in an effort to reduce the spread of COVID-19. On March 18, 2020, the Yolo County Public Health Officer issued a shelter-in-place order. On March 19, 2020, a statewide shelter-in-place order was issued requiring residents to stay at home, with certain exceptions. Since that time, there have been a series of orders and restrictions that have continued to require people to maintain social distancing, wear facial coverings, and minimize in-person contact. During this time, the County has had to hold public meetings in a virtual format where interested parties can access the meeting via a computer or other device with an internet connection to attend the meeting via video or participate in an audio format via a phone. It is anticipated that the majority of restrictions will be lifted on June 15, 2021 and in-person meetings may resume sometime thereafter.

On February 23, 2021, Yolo County was moved from the purple to the red tier and select businesses have been able to open indoors and/or have increased occupancy. However, in-person workshops remain precluded at this point and the County continued to hold virtual public meetings via Zoom. It is anticipated that this 6<sup>th</sup> Cycle Housing Element will be mostly completed prior to the lifting of restrictions on in-person meetings and workshops. While COVID-19 has presented a challenge to the County's public participation program, in an effort to ensure meaningful, frequent, and ongoing public participation, the County has expanded its outreach efforts to involve the community via a video, dedicated web page, virtual workshops, and virtual meetings, augmented by 2 surveys.

In response to the transition from in-person public and stakeholder workshops, the County and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey to ensure meaningful engagement inclusive for all community members. The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. This initial effort is summarized below under Initial Public Engagement and Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the County's housing needs informed the preparation of the 6<sup>th</sup> Cycle Housing Element Background Report and the updated goals, policies, and actions in the 6<sup>th</sup> Cycle Housing Element Housing Plan.

COVID-19 presented a number of challenges to the County's public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. As previously stated, COVID-19 has required the County, and State, to shelter-in-place requiring residents to stay at home, which has resulted in all public meetings and community outreach programs to be in a virtual format to minimize the person-to-person spread of the virus. Considering outreach participation opportunities required internet access, populations without computer access and/or reliable internet had limited opportunities for participation. In Yolo County, this usually includes extremely low-, very low-, and low-income residents. These economic segments people with disabilities, seniors, and residents experiencing homelessness. This has revealed a disparity in the access to opportunity for unincorporated residents, which is discussed further in the Affirmatively Furthering Fair Housing Section (Section V) of the Housing Background Report. In response to this discovery, the County has developed an Action in the Housing Element to address broadband equity issues to ensure all members of the community have access to reliable and affordable internet service, which would greatly improve unincorporated residents' access to opportunities.

It is important to note that COVID-19 deaths differ by race and ethnicity in the United States as well as by jurisdiction. Within California, Hispanic residents have a disproportionate burden of COVID-19

deaths, accounting for approximately 47% of deaths while white residents account for approximately 32% followed by Asian residents who account for approximately 13%<sup>4</sup>. Additionally, in Yolo County, causes of disproportionate COVID-19 cases in certain racial and ethnic groups are multiple and involve social, economic and environmental determinants of health. These determinants include occupation, such as being an essential worker or agricultural laborer, living in poverty or crowded housing, and not having access to healthcare<sup>5</sup>. This COVID-19 death disparity information further informed Yolo County's difficult decision to only hold virtual community outreach events and public meetings virtually to limit the spread of the virus between community members, consistent with the shelter-in-place order.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Yolo County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. This included community-based and other organizations that represents protected class members, such as the Davis Asians for Racial Equity, Foodbank of Yolo County, Hispanic Chamber of Commerce, Homeless and Poverty Action Coalition, Mexican American Concilio of Yolo County, National Association for the Advancement of Colored People – Sacramento, National Organization of Women – Sacramento, RISE, Sexual Assault and Domestic Violence Center of Yolo, and Yolo Continuum of Care. Additionally, Yolo County contacted Yolo County Housing – the public housing authority for Yolo County --, Mercy Housing California – an affordable housing developer --, and homeless service agencies and facility providers, such as Shores of Hope and Yolo County Health and Human Services. The complete list of key stakeholders, agencies, and organizations contacted by Yolo County is provided in the following section.

Based on the results of the public outreach, Yolo County has developed a number of actions in this Housing Plan aimed to address contributing factors to segregation, disparities in access to opportunity, and disproportionate housing needs. Overall, results of the public outreach highlighted the unincorporated communities need for assistance with finding rental housing and concerns with the lack of available housing, including a variety of housing types and unit sizes. Specifically, the unincorporated communities noted concerns with the lack of available farmworker housing, lack of assisted living facilities, lack of housing for larger households, and lack of higher density or mobile home housing. Additionally, the CAC meetings revealed unincorporated residents' concerns with existing water and sewer infrastructure, as well as expansion of existing or development of new water and sewer systems. Section V (Affirmatively Furthering Fair Housing) of the Housing Element Background Report provides a detailed overview of how the public outreach comments were

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<sup>4</sup> Centers for Disease Control and Prevention. December 2020. Disparities in Deaths from COVID-19. Available at: <https://www.cdc.gov/coronavirus/2019-ncov/community/health-equity/racial-ethnic-disparities/disparities-deaths.html>

<sup>5</sup> Yolo County. November 2020. Public Notice: Race and Ethnicity Data Now Available on Yolo County COVID-19 Dashboard. Available at: <https://www.yolocounty.org/home/showpublisheddocument/67192/637405331529800000>

considered and how the findings of the public outreach informed the County's understanding of impediments to fair housing.

### **Notification of Community Participation Opportunities**

The County conducted public outreach for meetings and activities through announcements in the local newspaper (Davis Enterprise), notices posted at the Department of Community Services, County Administrator's Office, and libraries, notices on the County's website, and posts on the County's social media account. Notices and announcements were also sent to a range of stakeholders, including service providers and housing developers, to request that they assist the County in reaching out to their organizations and clients.

The County contacted each stakeholder listed previously, requesting that the stakeholders assist by 1) responding to the stakeholder survey, and 2) assisting in disseminating the community survey to their clients, neighborhood organizations, and other persons that the stakeholders thought would be interested in participating. Each stakeholder was sent draft language regarding the Housing Element Update, including a link to the County's website and a request to take the housing needs and priorities survey, in English and Spanish that they could use to cut and paste (or modify as they wished). Stakeholders were also provided PDF copies of the notice of the Housing Element Update, including website and survey links in English and Spanish. To facilitate taking the survey, a QR code was also included in each notice linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

For the initial virtual housing workshop and survey, stakeholders and service providers were e-mailed notices and invited to attend the meeting and were also asked to post each notice in a visible location so their residents, client base, and associated organizations could learn about the meetings. Stakeholders notified throughout this process included:

- Alta Regional Center
- Board of Realtors
- Building Industry Association
- California Apartment Association
- California Housing Partnership Corporation
- Capay Valley Vision
- Carpenters Local Union 405
- Castle Homes
- Community Housing Opportunities Corporation
- Davis Asians for Racial Equality
- Davis Chamber of Commerce
- Esparto Chamber of Commerce
- Food Bank of Yolo County
- Habitat for Humanity – Yolo Co.
- Hispanic Chamber of Commerce
- Homelessness and Poverty Action Coalition
- Laborers International Union of North America, Local Union 185
- Laborers Pacific Southwest Regional Organizing Coalition
- Legal Services of Northern California, Woodland Office
- Mercy Housing California

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

- Mexican American Concilio of Yolo County
- National Association for the Advancement of Colored People – Sacramento
- National Organization of Women – Sacramento
- New Season Development Corporation
- Northern California Carpenters Regional Council
- Our Lady of Grace Homeless Ministry
- RISE
- Rural Community Assistance Corporation
- Sacramento Central Labor Council
- Sexual Assault and Domestic Violence Center of Yolo County
- Shores of Hopes
- Short-Term Emergency Aid Committee
- Summer House, Inc.
- UC Davis Associated Students
- UC Davis Graduate Students Association
- Velocity Strategies
- West Sacramento Chamber of Commerce
- Woodland Chamber of Commerce
- Woodland League of Women Votes
- Yolo Continuum of Care
- Yolo County Agricultural Commissioner
- Yolo County Department of Education
- Yolo County Department of Environmental Health
- Yolo County Health & Human Services Agency
- Yolo County Housing
- Yolo Crisis Nursery
- Yolo Mutual Housing Association
- Yolo Wayfarer Center



## Virtual Housing Workshop and Survey

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Yolo County and gather input on housing-related topics. The virtual workshop was hosted on the County's Housing Element Update webpage from April 20, 2021 through May 31, 2021. The timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Housing Workshop consisted of 2 parts:

**Step 1:** Overview video (narrated in English and subtitled in Spanish) describing the purpose of Housing Elements and why they are important, as well as existing conditions in Yolo County and the County's Housing Element Update process (English and Spanish versions). The video concluded with a request for the public to take the Housing Survey to share their thoughts, priorities, and needs related to housing issues in unincorporated Yolo County.

**Step 2:** A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts related to the housing needs and priorities of unincorporated Yolo County, and the respondent's preferences for where different types of housing should be accommodated.

### WHAT IS A HOUSING ELEMENT?

Providing housing for all Californians is a matter of statewide importance. To ensure that regional housing needs are being met, the State of California requires every city and county update the Housing Element of their General Plan approximately every eight years. The Yolo County 2021-2029 Housing Element Update is designed to provide an analysis of the County's housing needs for all income levels, along with strategies to provide for those needs. This includes addressing the existing and projected housing needs for people of all incomes (very low, low, moderate and above moderate) and the needs of special populations, which include seniors, farmworkers, persons with disabilities, single parents, large families and homeless. Yolo County is currently drafting the 2021-2029 Housing Element Update and we need your help.

### ¿QUÉ ES UN ELEMENTO DE VIVIENDA?

Proporcionar vivienda a todos los Californianos es un asunto de importancia para todo el estado. Para asegurar que se cumplan las necesidades regionales de vivienda, el Estado de California requiere que cada ciudad y condado actualice el Elemento de Vivienda de su Plan General aproximadamente cada ocho años. La actualización del Elemento de Vivienda 2021-2029 del condado de Yolo está diseñada para proporcionar un análisis de las necesidades de vivienda del condado para todos los niveles de ingresos, junto con estrategias para satisfacer esas necesidades. Esto incluye abordar las necesidades de vivienda existentes y proyectadas para personas de todos los ingresos (muy bajo, bajo, moderado y por encima del moderado) y las necesidades de poblaciones especiales, que incluyen personas mayores, trabajadores agrícolas, personas con discapacidades, padres solteros, familias numerosas y personas sin hogar. El condado de Yolo está redactando actualmente la actualización del Elemento de Vivienda 2021-2029 y necesitamos su ayuda.



### HOW TO PARTICIPATE

Yolo County invites you to share your ideas about housing in our community. What do you think are our housing strengths and challenges? We want to learn more about your existing housing options, your housing priorities, and how you think the County's share of new housing growth can be best accommodated. Please watch the video below and then let us know what you think by filling out a survey.

#### 1. Watch the Virtual Workshop (video)

Watch the video below to learn more about Housing Elements and why we are updating ours.

[Video](#)

#### 2. Share Your Ideas (survey)

Share your ideas about housing priorities, needs, and issues by completing the survey linked below.

<https://www.surveymonkey.com/r/YoloCoHE>

### COMO PARTICIPAR

El condado de Yolo lo invita a compartir sus ideas sobre viviendas en nuestra comunidad. ¿Cuáles cree que son nuestras fortalezas y desafíos de vivienda? Queremos aprender más sobre sus opciones de vivienda existentes, sus prioridades de vivienda y cómo cree que se puede acomodar mejor la parte del condado en el crecimiento de nuevas viviendas. Por favor vea el video a continuación y luego háganos saber lo que piensa completando una encuesta.

#### 1. Vea el taller virtual (video)

Vea el video a continuación para obtener más información sobre los elementos de vivienda y por qué estamos actualizando los nuestros.

[Video](#)

#### 2. Comparta sus ideas (encuesta)

Comparta sus ideas sobre las prioridades, necesidades y problemas de vivienda completando la encuesta que se encuentra a continuación. <https://www.surveymonkey.com/r/YoloCoHE?lang=es>

A screenshot of the video and survey components of the workshop is provided above.

### **Housing Issues and Priorities Survey Results**

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County in the absence of in-person workshops, County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the County website, the County's social media, and advertised at 5 Community Advisory Committee (CAC) meetings. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 48 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

The survey consisted of 21 questions designed to better understand the housing needs and priorities of the unincorporated areas of Yolo County and was available in English and Spanish. In total, 40 survey responses were received and the full survey results are provided in Appendix B of the Background Report. When reviewing the responses in Appendix B, please note that Questions 2 through 7 were asked only of residents. Personal information, including names, addresses, and email addresses, have been removed from the survey results to protect the privacy of respondents. It is noted in the summaries below that the totals may not always equal 100% due to rounding.

The majority of respondents (68%) live in the unincorporated area, while 23% live in one of the incorporated Yolo County cities, and 10% live elsewhere. Of the respondents that live in the unincorporated County, 48% have lived in the County for 10 or more years while 26% have lived in the County for less than 5 years. The most common reasons residents gave for living in the unincorporated area of Yolo County included (respondents could choose multiple answers): proximity to job/work (44%), proximity to family and/or friends (41%), safety of neighborhood (2%), and affordability (15%); 59% of respondents selected "Other" and provided a range of reasons, including farming as an occupation and desire to live in a rural or farming area. 78% of respondents that live in the unincorporated County own their home while 11% rent, 4% currently live with another household (neither own nor rent), 4% rent a room in a home, and 4% indicated that they are without permanent shelter.

The majority of respondents in the unincorporated County live in a single-family detached home (93%) and 7% live in an accessory dwelling unit. Regarding housing conditions, 63% of respondents indicated their home is in sound condition, 15% indicated their home shows signs of minor deferred maintenance, 15% indicated that their home needs one or more modest rehabilitation improvements, and 7% indicated their home needs one or more major upgrades.

Respondents in the unincorporated County identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (52%), heating/air conditioning, solar, and electrical (44%), landscaping (41%), room addition or accessory dwelling unit (26%), and a range of other improvements (15%).

The majority of respondents indicated they are very satisfied with their current housing situation (57%) while 11% indicated they are somewhat satisfied, 11% indicated they are somewhat dissatisfied, and 6% indicated they are dissatisfied. Respondents cited living conditions (living with family, nearby activities) (2), local agency (1), and other reasons, including commute, amenities, and affordability, as reasons for dissatisfaction.

Regarding their type of household, respondents indicated the following: couple with children under 18 (31%), couple (no children) household (29%), single person household (14%), multi-generational household (11%), single person living with family (6%), single parent with children under 18 (3%), single person living with roommates (3), and adult (non-parent) head of household with children under 18 (3%), multi-generational family household (6%).

For respondents indicating that they wish to own a home in the unincorporated County but do not currently own one, the following responses reflect the top 3 reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (35%), not having the financial resources for the monthly mortgage payment (25%), and not having the financial resources for an adequate down payment (15%).

A slight majority of respondents do not think that the range of housing options available in the unincorporated County meets their needs (51%), while 49% feel that the options do meet their needs.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in the unincorporated County meets the community's needs (82%), while 18% of respondents feel that the options do meet the community's needs.

The types of housing identified as being most needed in the unincorporated County were identified by respondents as small single-family detached homes of less than 2,000 square feet (71%), apartments (41%), tiny homes or tiny home villages (38%), duplex, triplex, and fourplex units (35%), large single-family detached homes of more than 2,000 square feet (35%), co-housing (35%), condominiums or townhomes (32%), accessory dwelling units (27%), and a range of other housing types that include senior housing, farmworker housing, and other housing options.

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families
- Ensure that children who grow up in Yolo County can afford to live in Yolo County
- Provide housing to meet the social and economic needs of each community
- Ensure all persons and households have fair and equitable access to housing and housing opportunities
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods
- Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts

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When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Yolo County, respondents identified the following as the highest priorities include the following, in order of importance:

- Farmworkers
- Homeless persons or at-risk of homeless
- Persons with a disability
- Single parent head of households
- Seniors
- Large families

Respondents identified their race/ethnicity as White/Non-Hispanic (84%), Asian (6%), Native American (6%), and Other (3%). Respondents ages range from 40-55 years (33%), 56-74 years (33%), 24-39 years (27%), and 75 years or older (6%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (38%), adults 65 or over (35%), large families of 5 or more people (28%), farmworker (28%), adults ages 55 to 64 (30%), household member with a non-developmental disability (24%), ages 55 to 64 (21%), single female head of household with children (7%), 7 and household member with a developmental disability (3%).

When asked to identify housing challenges, survey respondents identified the following:

<b>Issue</b>	<b>Yes</b>	<b>No</b>
My home is not big enough for my family or household.	23%	77%
I need assistance finding rental housing.	22%	78%
I am concerned about my rent going up to an amount I can't afford.	19%	81%
My home is in poor condition and needs repair.	20%	80%
I struggle to pay my rent or mortgage payment.	17%	83%
I need assistance with understanding my rights related to fair housing.	17%	83%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	13%	87%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	10%	90%
I am concerned that I may be evicted.	10%	90%
I have been discriminated against when trying to rent housing.	7%	93%
There is a lot of crime in my neighborhood.	3%	97%
I have been discriminated against when trying to purchase housing.	3%	97%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 70% of respondents skipped the question and the remaining 30% identified the following: senior



independent living (50%), supportive services to find and obtain housing (42%), assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (25%), daily living assistance and services to be able to live independently (25%), independent living for someone with a disability (17%), supportive or transitional housing that provides services and support to avoid homelessness (17%), assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (8%), and emergency shelter 8%).

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are summarized and paraphrased based on fill-in-the-blank responses and are not weighted or ranked – see Appendix B for the complete responses):

- Need affordable housing and more housing choices
- Increased housing in the Capay Valley will provide property taxes to help with school and fire protection services
- Need to be aware of water use, ensuring housing regulations benefit the public, and accommodating non-profit housing groups
- Need affordable single family rural homes and need small farms
- Very limited housing stock is going to people outside the area for horrendous prices and rents have increased significantly.
- Address infrastructure constraints.
- Increase the variety of housing types.
- Needs of elders and future housing choices.
- Limiting sprawl and developing housing close to cities and towns where services and resources are available.

### Stakeholders Outreach and Survey Results

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 48 persons, representing various agencies, service providers, developers, real estate professionals, and other stakeholders.

The stakeholders survey provided data, particularly related to issues and concerns associated with lower income and special needs populations in the County and information regarding potential constraints to housing development. 2 survey responses were received initially. To encourage additional input, stakeholders were contacted again with a request that they participate in the Housing Element Update and provide information to assist the County understanding; a follow-up email was sent out to request additional input. As a result, the County received 4 additional

~~responses. and this section will be updated to reflect any additional responses.~~ Survey results are provided in Appendix C of the Background Report. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled persons, including developmentally disabled persons, farmworkers, female-heads of households, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, all respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed:

- Single-family housing affordable to extremely low, very low, and low income households,
- Multi-family housing affordable to extremely low, very low, and low income households,
- Housing close to services, including grocery stores, financial, personal, and social services.
- Permanent farmworker housing,
- Single family housing – small (less than 2,000 s.f.) and large (greater than 2,000 s.f.),
- Duplex, triplex, and fourplex units,
- Multifamily senior housing affordable to extremely low, very low, and low income households,
- Lease-to-own housing,
- Co-housing,
- Transitional or supportive housing,
- Housing with features for a disabled person,
- Housing with on-site child daycare, and
- Seasonal or temporary farmworker housing.
- ~~Housing close to services.~~

When asked about housing services needed by population they serve, priority needs included:

- Assistance with finding housing affordable to extremely low or lower income households.
- General assistance with renting a home,
- Housing close to services, including grocery stores, financial, personal, and social services. ~~Assistance with finding housing affordable to extremely low or lower income households,~~

- General assistance with purchasing a home,



- Assistance with being housed in an emergency shelter,
- Assistance with being housed in transitional or supportive housing,
- Housing close to daycare,
- Housing close to public transportation services, and
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues.

The availability of housing, particularly affordable housing, was identified as the primary barrier to finding or staying in housing. Low income, bad credit, evictions, bad rental history were identified as the primary-significant barriers identified to finding or staying in housing, with other barriers identified as physical disabilities, mental health, and alcohol or drug issues. A recommendation for support stabilization services, which provide follow-up services weekly, bi-weekly, or monthly based on barriers and concerns once housed, to maintain their housing was provided. Other needs include educating tenants of their rights and responsibilities to prevent losing their housing.

To improve housing and human services in unincorporated Yolo County, stakeholders identified the development of more housing, including affordable housing for rent or for purchase as well as standard market-rate housing, as a primary action to assist in alleviating housing issues. Providing a Renter's Helpline to provide counseling, dispute resolution, and fair housing, similar to what has been provided by Sacramento Self-Help Housing, Inc. in Sacramento County, was recommended.

Impacts on public safety associated with new housing was also identified as a concern, noting that wildfire protection in rural Yolo County is provided primarily by volunteer fire departments and sustainable funding is needed to ensure services for new development.

To augment the information received through the stakeholder surveys, County staff presented the Housing Element Update effort at 5 Community Advisory Committee (CAC) meetings and requested input regarding housing priorities, needs, and constraints. The input provided at each meeting is summarized below.

#### Esparto CAC (4/20/21)

- Will all the required housing be in Esparto?
  - Concerned about concentrations of Low Income housing.
  - Some folks are only coming to Esparto for affordable housing and don't like the community.

#### Capay Valley CAC (5/5/21)

- Lack of wastewater treatment seems to be the problem. Working on a possible solution.
- Schools and Fire Department t rely on property taxes
- Would a feasibility study for a wastewater system in Guinda be the first step?
- There are 150-250 farmworkers that have to commute from Esparto and mainly Woodland to work in the valley.

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- Mercy Housing was disappointing because it didn't really serve the local population.
- Could Seasonal workers use ADUs?
- Why isn't farmworker housing used?

### Clarksburg CAC (5/13/21)

- Need housing for:
  - Families- schools are dying from lack of students
  - Laborers- Workers having to live in Sac and Stockton
  - Elderly- Nearest asst living is in Elk Grove
- As elderly move out, homes become expensive rentals and young families can't afford them.
- There are 3 multi-family rental apartments. One was renovated and it has filled; 2 are dilapidated and hard to attract people to live there. Are there funds for renovating? What about out-of-state owners that won't fix them?
- Smaller units are more affordable.
- Regulatory constraints- Delta Protection Commission, County requirements for septic and levee setbacks.
- Why can't we tap into wastewater facility to the north? Need to get levees recertified.
- Some commercial zones would provide better housing - Sugar Mill was supposed to include housing originally. The Lumberyard has a nice central location for housing.

### Dunnigan (5/19/21)

- Not enough land zoned for housing. Need better balance of highway commercial and residential.
- Need General Plan changes.
- Need higher density housing: quality Mobile Home Parks or multifamily.
- Not enough housing for local workers and farmworkers.
- Cal-American Water provides water and sewer at CR 8. Need more residential zoning there and up 99W to CR 6. Can't just rely on only Commercial business customers.
- No developers are going to invest here anymore because of the Specific Plan rejection..
- Hardwoods want utilities because of poor water quality and also need water for fire safety

### South Davis (5/25/21)

- The County should promote mobile homes.
- There should be a demographic study on people that answered the survey to make sure we are reaching underrepresented groups.

To address the community input via the community survey and stakeholder outreach efforts, County staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, which was expanded from the 5<sup>th</sup> Cycle Housing Element to identify additional housing opportunities, including multifamily housing and sites to encourage a variety of housing types in the County's unincorporated communities, including Esparto, Madison, and Dunnigan, as well as additional sites throughout the County. ActionHO-A2 ensures that the County's information regarding residential sites, which include a variety of sites to accommodate affordable housing and a greater variety of housing types, is made accessible to the public and interested parties and is reviewed and revised regularly. Review of the County's infrastructure plans and capacities to ensure that comments and input received through the virtual workshop and surveys were fully addressed and to continue to promote opportunities to reduce infrastructure constraints and to ensure housing sites were identified in communities with infrastructure services. To address providing additional

sites and capacity for affordable housing, Action HO-A19 prioritizes addressing infrastructure constraints to encourage additional affordable and diverse housing opportunities in high resource areas and to improve existing infrastructure in areas with high rates of poverty and inequity to provide improved housing conditions as well as support additional placed-based opportunities and resources that would improve the quality of life in these communities. Action HO-A7 provides a streamlined review process for eligible affordable multifamily housing and provides for changes to the Zoning Code to address subjective language in order to further encourage and accommodate a variety of housing types and affordability levels. Action HO-A12 provides support for providing, maintaining, and rehabilitating housing that meets lower income and special housing needs, including seniors, disabled, developmentally disabled, female heads-of-households, large families, farmworkers, and homeless persons and households, including incentivizing and streamlining these types of development.

Assistance to low and moderate income households in obtaining housing is addressed in Action HO-A17. Action HO-A31 ensures the County implements a robust effort to affirmatively further fair housing, including measures to ensure renters, owners, and landlords are aware of fair housing requirements and understand available resources to address concerns and complaints.

The Background Report, and reviewing requirements and potential sites for emergency shelters and transitional/supportive housing to ensure that the County continues to accommodate housing for homeless and at-risk households. Opportunities to address constraints to farmworker housing were also addressed, with modifications identified to the Zoning Code to remove barriers to employee housing and agricultural worker housing as described in Action HO-A7, while Action HO-A30 implements housing strategies of the County's Agricultural Labor Report to increase housing for farmworkers. Review of the County's infrastructure plans and capacities to ensure that comments and input received through the virtual workshop and surveys were fully addressed and to continue to promote opportunities to reduce infrastructure constraints and to ensure housing sites were identified in communities with infrastructure services.

To address needs of households that are homeless and at risk of homelessness, Action HO-A7 would remove barriers to emergency shelters and transitional and supportive housing and establish a process to accommodate low barrier navigation centers. The County staff and the consultant team also discussed the County's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing Yolo County to ensure that the Housing Element addresses the needs identified through the public participation process.

## **PUBLIC REVIEW DRAFT HOUSING ELEMENT**

The Draft Housing Element was provided to the public for a review period from June 10 through July 9, 2021. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the County's website and made available for public review at the County Department of Community Services public counter. The public review period was advertised via local newspaper (Davis Enterprise), notices posted at the Department of Community Services, notices on the County's website, and posts on the County's social media account.

The County prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. **Written comments were requested to be provided to the County by July 9, 2021.** In addition to the opportunity for written comments, **a community meeting was held at the Planning Commission on July 8, 2021**, to provide the public and interested parties an overview of the 6<sup>th</sup> Cycle Housing Element, including the Housing Plan and Background Report, for an opportunity to comment on the Housing Element. To date, the County has received public comments from two agencies during the Draft Housing Element public review period, including written and oral comment from the Legal Services of Northern California (LSNC) and a written comment from the Delta Protection Commission.

### LSNC Comments

LSNC provided comments in partnership with and on behalf of the Sacramento Housing Alliance highlighting concerns with community participation effort including residents from all economic segments of the community, concerns with Housing Plan actions lacking clear commitments to specific actions and meaningful deadlines, and concerns with the affirmatively furthering fair housing analysis.

Due to the COVID-19 pandemic, the County created a virtual workshop and virtual meetings to garner public participation. The County understands that the LSNC has concerns that populations without computer access and/or reliable internet could not participate, including extremely low-, very low-, and low-income residents, people with disabilities, seniors, and residents experiencing homelessness. Additionally, LSNC noted concerns that the Community Advisory Committee meetings and stakeholder-specific surveys were not accessible. The County contacted each stakeholder listed previously, requesting that the stakeholders assist by 1) responding to the stakeholder survey, and 2) assisting in disseminating the community survey to their clients, neighborhood organizations, and other persons that the stakeholders thought would be interested in participating. Each stakeholder was sent draft language regarding the Housing Element Update, including a link to the County's website and a request to take the housing needs and priorities survey, in English and Spanish that they could use to cut and paste (or modify as they wished). Stakeholders were also provided PDF copies of the notice of the Housing Element Update, including website and survey links in English and Spanish. To facilitate taking the survey, a QR code was also included in each notice linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance.

County staff had reviewed the stakeholder list and updated contact information prior to the initial stakeholder email being sent out. The contact information for LSNC was incorrect. However, Sacramento Housing Alliance (whom LSNC is representing with this letter) did receive the email and completed the stakeholder survey. LSNC's contact information has subsequently been updated for future correspondence.



LSNC also identified concerns with the Housing Plan actions lacking clear commitments to specific actions and meaningful deadlines. To address this, the County has reviewed LSNC's questions and comments on HO-A5, HO-A9, HO-A10, HO-A13, HO-A16, HO-A17, HO-A19, HO-A23, HO-A29, HO-A30, and HO-A31, and revised actions, as feasible. Additionally, the County has also included additional actions within the Housing Plan related to infrastructure improvement and preservation of at-risk units, and to further address serious housing needs or constraints in the unincorporated areas.

Lastly, LSNC identified concerns with the affirmatively furthering fair housing analysis focusing on helping individuals file a complaint after they have faced housing discrimination instead of taking more proactive action to address high concentration of poverty and low resource areas. Based on this comment, the County has revised the Affirmatively Furthering Fair Housing Section (Section V) of the Housing Element Background Report to ensure truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The revised analysis is based on HCD's Affirmatively Furthering Fair Housing Guidance Memo (Updated April 2021) for all public entities and Housing Elements and feedback from HCD staff. As part of the analysis, the County has revised and number of actions and included a number of new actions in the Housing Plan to address identified contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs in Yolo County. LSNC's concerns regarding housing sites were also addressed. The majority of approved housing projects in the unincorporated area are in Esparto, with one project also in South Davis. The Esparto projects address all income levels and do not place a disproportionate amount of lower income housing in Esparto, but rather provide a greater variety of housing types at all levels of affordability. In order to encourage additional affordable housing, particularly in existing unincorporated communities, additional housing sites that can accommodate multifamily housing, affordable housing, and serve to increase the variety of housing types and affordability levels were identified in Table IV-4 of the Background Report. While there are no large sites zoned to accommodate multifamily housing or affordable housing in the unincorporated areas around Davis or West Sacramento that were recommended for consideration by LSNC, the Housing Plan includes Action HO-A34 to review of affluent and high/highest resource areas to identify 1) potential opportunities for the County to encourage additional housing in these areas, and 2) to work with the cities to identify opportunities for infrastructure to be extended to encourage additional affordable housing and a range of housing types in high opportunity and affluent areas.

#### Delta Protection Commission Comments

The Delta Protection Commission submitted a written comment letter identifying two concerns, including the Housing Element's description of Delta Protection Commission's authority and description of the of the Commission's review of two appeals of the proposed Old Sugar Mill development project in 2006 and 2008. The County has reviewed these descriptions located in Section III (Housing Constraints) of the Housing Element Background Report and corrected any inconsistencies.

{Add summary of any comments received and how they were addressed}

#### **Planning Commission**

**Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, the Planning Commission held a noticed public hearing on August 12, 2021. Notice of the public hearing was published in the Davis Enterprise,**

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posted at the Community Services Department and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. The Planning Commission conducted a public hearing, considered public input, discussed the Housing Element, and recommended [identify recommendation] to the Board of Supervisors.

### **Board of Supervisors**

Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, Board of Supervisors will hold a noticed public hearing on August 24, 2021. Notice of the public hearing was published in the Davis Enterprise, posted at the Community Services Department and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the Board of Supervisors will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.



## IV HOUSING PLAN

The 6<sup>th</sup> Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Yolo County. This Housing Plan sets forth the County’s goals, policies, and implementation actions to address identified housing needs.

The County’s housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The County’s share of regional needs by income group was adopted by the Sacramento Area Council of Governments on March 19, 2020 and is summarized in Table 1.

<b>Table 1. Regional Housing Needs Allocation – Yolo County (2021–2029 Planning Period)</b>			
<b>Income Group</b>	<b>Income Range<sup>1</sup> (Family of Four)</b>	<b>Affordable Monthly Housing Costs<sup>2</sup></b>	<b>Unincorporated Yolo County Regional Share (units)</b>
Extremely Low <sup>3</sup> : 0-30% AMI	< \$27,750	\$694	7
Very Low: 30-50% AMI	\$27,751 - \$46,250	\$694 - \$1,156	7
Low: 50-80% AMI	\$46,251 - \$74,000	\$1,156 - \$1,850	9
Moderate: 80-120% AMI	\$74,001 - \$111,000	\$1,850 - \$2,775	10
Above Moderate: 120% + AMI	\$111,000+	\$2,775+	24
<b>Total</b>			<b>57</b>

<sup>1</sup> HCD has established these income limits for Yolo County for 2020.

<sup>2</sup> In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

<sup>3</sup> 50% of the County’s very low-income housing needs (7 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: SACOG 2020 6<sup>th</sup> Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

### GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

**GOAL HO-1: HOUSING MIX. PROVIDE HOUSING TO MEET THE SOCIAL AND ECONOMIC NEEDS OF EACH COMMUNITY, INCLUDING BOTH EXISTING AND FUTURE RESIDENTS, AS WELL AS EMPLOYERS.**

**POLICIES:**

- HO-1.1 Plan for communities to include and encourage a mix of housing types, densities, affordability levels, and designs, including, but not limited to the following:
- a. Owner and rental housing;
  - b. Small for-sale homes (e.g., less than 1,000 square feet);
  - c. Large apartments (e.g., 4 or more bedrooms);
  - d. Single and multi-family housing;
  - e. Housing close to jobs and transit;
  - f. Mixed use housing;
  - g. Single room occupancy units;
  - h. Share living opportunities;
  - i. Co-housing;
  - j. Manufactured housing;
  - k. Self-help or “sweat equity” housing;
  - l. Cooperatives or joint ventures between owners, developers, and non-profit groups in the provision of affordable housing;
  - m. Eco-housing;
  - n. Supportive and transitional housing; and
  - o. Cottages and lofts.
- HO-1.2 Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory of residential sites to accommodate the County’s RHNA allocation relies.
- HO-1.3 Promote live/work uses, such as home occupations, employee housing, and caretaker accommodations.
- HO-1.4 Protect and promote mobile home parks as an important source of affordable housing.
- HO-1.5 Coordinate with the University of California Board of Regents to expand housing opportunities for staff and students.
- HO-1.6 Coordinate with the cities to expand affordable housing opportunities within incorporated areas to be closer to urban services and infrastructure.
- HO-1.7 Ensure effective and informed public participation from all economic segments and special needs of the community in the formulation of land use, housing, and infrastructure planning documents and in review of housing issues.
- HO-1.8 Ensure that the regional fair share housing allocation is equitable in proportion to County’s true affordable housing obligation.

HO-1.9 Coordinate with the Yocha Dehe Wintun Nation to expand work force housing opportunities in Esparto and Madison.

**GOAL HO-2** ***HOUSING FUNDING. PROVIDE SUPPLEMENTAL RESOURCES TO ASSIST APPLICANTS WITH THE DEVELOPMENT OF AFFORDABLE AND SPECIAL NEEDS HOUSING PROJECTS.***

**POLICIES:**

HO-2.1 Aggressively pursue funding from local, State, and federal sources that support the development of affordable and special needs housing.

HO-2.2 Expand existing County resources to support the development of affordable and special needs housing.

HO-2.3 Coordinate with developers and stakeholders to encourage development of potential affordable housing sites with development projects that meet the needs of the County, including promoting a variety of housing types and unit sizes and a range of affordability levels.

**GOAL HO-3** ***REDUCE HOUSING CONSTRAINTS. REDUCE GOVERNMENT CONSTRAINTS THAT ADVERSELY AFFECT THE TIMELY AND COST-EFFECTIVE DEVELOPMENT OF HOUSING.***

**POLICIES:**

HO-3.1 Advocate for policy and legislative changes at the State level to remove or reduce barriers to the development of local affordable housing and that recognize and reduce, where appropriate, barriers to housing in rural communities that are constrained by limited infrastructure and environmental issues and are not suitable for urban levels of development.

HO-3.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

HO-3.3 Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

HO-3.4 Continue to facilitate timely development plan and building permit processing for residential construction.

HO-4.4 Encourage developers to have meetings with staff and neighborhood meetings with residents early as part of any major development pre-application process to identify any potential issues and work to address such issues.

HO-4.5 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.

**GOAL HO-4: SPECIAL NEEDS HOUSING. ESTABLISH A VARIETY OF HOUSING TYPES AND SERVICES TO ACCOMMODATE THE DIVERSITY OF SPECIAL NEEDS HOUSEHOLDS.**

**POLICIES:**

- HO-4.1 Promote the development, preservation, and rehabilitation of housing to meet the needs of special needs groups, including seniors, people living with disabilities, including developmental disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and others.
- HO-4.2 Encourage the development of housing for senior households.
- HO-4.3 Allow group homes with special living requirements in residential areas, consistent with the County’s land use regulations.
- HO-4.4 Provide for housing to meet the needs of extended, multi-generational, and/or large families, encouraging both rental and for-sale developments to include large units (containing 4 or more bedrooms) that are affordable to very low and low income households.
- HO-4.5 Encourage the removal of architectural and other physical barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards.
- HO-4.6 Encourage the inclusion of single room occupancy units and efficiency apartments in multi-family and mixed use areas.
- HO-4.7 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed.
- HO-4.8 Coordinate County, other agency, and non-profit programs to deliver effective support for homeless or “at risk” individuals, recognizing the unique needs of groups within the County’s homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.
- HO-4.9 Expand housing opportunities for farmworkers.
- HO-4.10 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.

**GOAL HO-5: STRENGTHEN NEIGHBORHOODS. SUPPORT SAFE, WELL-MAINTAINED, AND WELL-DESIGNED HOUSING AS A WAY OF STRENGTHENING EXISTING AND NEW NEIGHBORHOODS.**

**POLICIES:**

- HO-5.1 Plan communities to avoid the concentration of affordable housing projects, while ensuring that affordable housing has access to needed services and amenities.
- HO-5.2 Strengthen neighborhoods through the maintenance and rehabilitation of existing housing stock.
- HO-5.3 Promote and encourage community-wide infrastructure (e.g., curbs, gutters, sidewalks, street lighting, etc.) and complete streets.

**GOAL HO-6: SUSTAINABLE HOUSING. PROMOTE ENVIRONMENTALLY SUSTAINABLE HOUSING TO REDUCE THE POTENTIAL IMPACTS OF CLIMATE CHANGE.**

**POLICIES:**

- HO-6.1 Encourage site and building design that conserves natural resources.
- HO-6.2 Minimize greenhouse gas emissions by planning for the fair and efficient provision of housing through the following strategies:
  - Design communities and housing developments that are socially cohesive, reduce isolation, and foster community spirit;
  - Require a range of housing within each community that is affordable to a variety of income groups;
  - Encourage different housing types within each community to attract community residents diverse in age, family size, disability status, and culture; and
  - Locate housing near employment centers.

**GOAL HO-7: FAIR HOUSING. AFFIRMATIVELY FURTHER FAIR HOUSING PRACTICES, PROMOTING EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN HOUSING OF THEIR CHOICE**

**POLICIES:**

- HO-7.1 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.
- HO-7.2 Provide an annual opportunity for community input on Housing Element implementation, including progress in affirmatively furthering fair housing actions, through notifying stakeholders, advocates, and interested parties of the opportunities

to comment on the APR as part of the annual presentations of the APR to the Planning Commission and Board of Supervisors.

- HO-7.3 Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code.
- HO-7.4 Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- HO-7.5 Support ongoing efforts of the State and federal agencies and local fair housing agencies to enforce fair housing laws, as well as regional efforts to affirmatively further fair housing.
- HO-7.6 Periodically monitor non-governmental constraints, such as interest rates and development costs, and, to the extent feasible, modify County plans and procedures to help reduce those constraints.

## ACTIONS

The following is a list of implementation actions which will guide the County’s land use policies related to residential development for this Planning Period which ends in 2029. The County will work to implement these actions and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

**HO-A1** In accordance with Government Code Section 65400, the County will submit an annual progress report (APR) to the State describing the achievements, progress, and shortfalls in implementing the Housing Element. The report will be prepared using the HCD template and will include housing production, rehabilitation, and conservation data, status of implementation actions, and identification of County-owned surplus sites. (Implements Goals HO-1 and HO-8 and Policies HO-1. And HO-7.2)

*Responsibility:* Community Services Department  
*Timing:* Annually, in April of 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029  
*Funding:* General Fund  
*Objective:* Prepare APR, present to Planning Commission and Board of Supervisors, and submit to HCD

**HO-A2** Make available, via the County’s website, current information regarding underutilized and vacant residential sites and County-owned or other surplus land appropriate to accommodate the County’s RHNA, including identifying sites appropriate for lower income housing and to accommodate special needs groups. This includes extremely low, very low, and low income housing sites identified in Table IV-3 and Figure IV-1 of the Housing Element Background Report. The sites inventory and figure shall be

revised as necessary to reflect approved and completed residential development, to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County’s RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups, and to reflect changes to the County’s inventory of surplus sites, to assist in marketing new housing development areas.

If additional sites for extremely low, very low, and low income housing are added to the inventory, distribute the updated inventory to local and regional affordable housing developers.

(Implements Policies HO-1.2, HO-2.2, and HO-2.3).

*Responsibility: Community Services Department/General Services Department*

*Timing: Review sites as part of APR preparation (HO-A1). When edits are needed, update ~~Annual maintenance of~~ Table IV-3 and Figure IV-1A through IV-G by July of each year to reflect any changes to the inventory of sites, including removal of any very low and low income sites from the inventory or addition of new sites.*

*Funding: General Fund*

*Objective: Maintain public information regarding the inventory of residential sites and surplus lands to promote development of such sites*

**HO-A3** Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past 5 years, residential uses with rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements as required by Government Code Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300.

Should potential displacement of lower income households be identified, the County will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in the unincorporated area.

*Responsibility: Community Services Department*

*Timing: Ongoing*

*Funding: General fund; replacement costs to be borne by developer of any such site.*

*Objective: Identify need for replacement for all project applications and ensure replacement, if required, is carried out. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Programs HO-A7, HO-A9, HO-A11, HOA-12, HOA-19, HO-A20, HO-A30, as well as reducing constraints to housing development.*

**HO-A4** The County shall require each community plan update or new specific plan to:

- Establish standards that set a target ratio of rentals to for-sale housing and a target ratio of single family to multifamily units for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable. (Implements Policy HO-1.1)
- Adopt standards to require a range of housing unit sizes and to accommodate rental units that include both studios and units with more than 3 bedrooms. (Implements Policy HO-1.1)
- Include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO-4.2)

Where it is determined to be infeasible for a community plan to support a requirement listed above, the Community Plan shall identify why the requirement is not feasible or appropriate for that community.

*Responsibility: Community Services Department*

*Timing: As part of the update process for each Community Plan Update and as part of the preparation of any new Specific Plan*

*Funding: General Fund*

*Objective: Address in each Community Plan update and Specific Plan that occurs during the Planning Period. Establish clear standards for future housing developments and ensure policies and land use designations in each community support a diverse range of unit types.*

**HO-A5** Apply resale controls, and rent and income restrictions through deed-restrictions of affordable units and, where applicable, the inclusionary housing agreement requirements in the Zoning Code. The deed-restrictions and, where applicable, inclusionary housing agreements will, to ensure that affordable housing units created through incentives and as a condition of development approval are deed-restricted to ensure affordability and contain either long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)

*Responsibility: Community Services Department*



*Timing:* Ongoing and identify requirements for long-term affordability in the Zoning Code Update underway in 2021

*Funding:* General Fund

*Objective:* To maintain the existing affordable housing stock and ensure that the 7 extremely low, 7 very low, and 9 low income units assisted through Actions HO-A3, HO-A7, HO-A9, HO-A11, HOA-12, HOA-19, HO-A20, HO-A30 are preserved as long-term affordable housing stock.

**HO-A6** Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Make information available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program. (Policy HO-1.4)

*Responsibility:* County Administrator’s Office/ Community Services Department

*Timing:* Preparation of MPROP packet/marketing materials by December 2022. Annual review of MPROP packets to ensure that the most recent information is being disseminated (December 2023, December 2024, December 2025, December 2026, December 2027, December 2028) Ongoing

*Funding:* General Fund

*Objective:* Increase homeownership rates and housing cost stability in the County and make information available at public or community locations in each unincorporated community that has a mobile home park. Information should be updated or replaced as necessary

**HO-A7** The County shall update the Zoning Code to remove constraints to a variety of housing types and ensure the County’s standards and permitting requirements are consistent with State law. The update shall address the following:

- a. Accessory dwelling units: The Zoning Code will be updated to address accessory dwelling units consistent with recent changes to State law, including, AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182, and SB 13, to ensure that residential and mixed use zones accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily

restrict ADU consistent with the requirements of Civil Code Section 4751.

- b. Residential care facilities: The Zoning Code shall be updated to revise the existing definition for “Group/Home Care” use to remove “group or home care” and create a new term for “Residential Care Facilities” that is consistent with State law and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. The revisions shall also ensure that:1) Residential Care Facilities serving 6 or fewer persons are treated in the same manner as another residential use of the same type in the same zone, and 2) limit parking requirements for residential care facilities that serve 7 or more persons to require 1 space per 4 beds unless a reduced parking need is demonstrated by the applicant.
- c. Single-Room Occupancy: The Zoning Code will be updated to establish and define a Single-Room Occupancy use with specific development standards in each zoning district.
- d. Agricultural worker housing: The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Agricultural Commercial (A-C), Agricultural Industrial (A-I), Agricultural Residential (A-R), Parks and Recreation (P-R), Public Open Space (POS), and Public and Quasi-Public (PQP) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- e. Employee housing: The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone
- f. Emergency Shelters: The Zoning Code will be updated to ~~address~~ address ~~thereise existing~~ thereise existing parking requirements ~~inconsistencies in Sections 8-2.606(m) and Section 8-2.1306 and ensure that parking requirements for emergency shelters remain consistent with comparable projects in the same zone~~ for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that

the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Additionally, the Zoning Code will be updated to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Zoning Code will also be updated to ensure that emergency shelters of 19 beds or less are allowed through a ministerial process in the C-L, C-G, and C-H zones.

- g. Transitional and supportive housing: The Zoning Code shall be revised to include transitional and supportive housing in the allowed use tables for each zone and specify that transitional and supportive housing is allowed in all zoning districts where residential uses are allowed subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3). Additionally, the Zoning Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- h. Low barrier navigation centers: The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- i. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.
- j. Density Bonus. Revise density bonus provisions to address current Government Code requirements.
- k. ~~Design Review~~ Subjective Criteria. The Zoning Code shall be revised to address subjective language and criteria, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, language identifying that plans should be visually harmonious with surrounding sites and structures, in its residential standards and site plan review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or

providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

j.l. Reasonable Accommodation: The Zoning Code shall be revised to update the findings for Reasonable Accommodation (Section 8-9.104) to remove potential constraints, specifically factors e), f), and g).

(Implements Policies HO-1.1, HO-1.3, HO-3.2, HO-3.4, HO-4.1HO-4.3, HO-4.7,

*Responsibility: Community Services Department*  
*Timing: Include in Zoning Code Update that is underway; Zoning Code Amendments adopted by December 2021*  
*Funding: General Fund*  
*Objective: Increase potential development of affordable housing units in the County, resulting in 8 ADUs per year and, in conjunction with Actions HO-2, HO-A3, HO-8, HO-A11, HO-A12, HO-13, HO-16, HO-17, HO-19, HO-A20, HO-A21, HO-A27, and HO-A30, to promote development of at least 7 extremely low, 7 very low, and 9 low income units*

**HO-A8** Annually review State housing legislation and identify necessary changes to the County’s development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The County will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate.

Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:

- Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or
- Extending California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in-fill housing development in unincorporated communities that are not served by major transit routes.

*Responsibility: County Administrator’s Office, Community Services Department*  
*Timing: Annually*  
*Funding: General Fund*

*Objective: To reduce constraints and opposition to affordable, multifamily, and workforce, and special needs housing in the County.*

**HO-A9** Coordinate input from with various stakeholders, including local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce through notification and outreach efforts associated with housing activities, including the Housing Element Annual Progress Report, outreach conducted to affirmatively further fair housing as described in Action HO-A31, outreach associated with State and federal funding for housing activities, and through other outreach efforts that may occur to identify housing needs and priorities during the planning period. Stakeholder input shall be reviewed and incorporated into the activities discussed above. The intent of the outreach is to encourage these stakeholders to participate in building public understanding and support for workforce and special needs housing and provide meaningful, frequent, and ongoing public participation with community members and key stakeholders.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as individual stakeholders express participation in participating in the County's various planning- and housing-related activities. Stakeholders will typically be notified by email, but may also be notified via mail. develop an outreach list of stakeholders and individuals during the update process by advertising participation on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. (Policy HO-1.7)

*Responsibility: County Administrator's Office, Community Services Department*

*Timing: Annually (in association with the Housing Element APR) and in conjunction with conducting outreach for housing-related activities*

*Funding: General Fund*

*Objective: To reduce public opposition to workforce and special needs housing in the County. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A7, HO-12, HO-19, HO-A20, HO-A30, and HO-A30, as well as reducing constraints to housing development.*

**HO-A10** When updating community plans, the Zoning Code, and other planning and development regulations, engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority

populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as individual stakeholders express participation in participating in the County's various planning- and housing-related activities. Stakeholders will typically be notified by email, but may also be notified via mail. develop an outreach list of stakeholders and individuals during the update process by advertising participation on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. (Policy HO-1.7)

*Responsibility: County Administrator's Office, Community Services Department*

*Timing: Ongoing in conjunction with updates to community plans, the Zoning Code, and planning and development regulations.*

*Funding: General Fund*

*Objective: Develop an outreach list of stakeholders and individuals in order to encourage and promote input from residents of all income-levels and that represent the County's general population, as well as subpopulations that may have unique needs or goals. Annually update the list, as necessary, and ensure the outreach list is contacted for updates to planning documents and regulations.*

**HO-A11** Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. These programs include, but are not limited to the following:

- State Predevelopment Loan Program (PDLP);
- Multi-Family Housing Program (MHP);
- Rural Development Assistance Program;
- State Joe Serna Farmworker Grant Program (FWHG);
- Community Development Block Grant Program (CDBG);
- Water and Waste Disposal Program;
- USDA Rural Development, Section 515 Program;
- USDA Rural Development, Section 523/524 Technical Assistance Grants;
- Housing Preservation Grant Program;
- Home Investment Partnerships Program (HOME); and
- Mercy Loan program (Policy HO-2.1).

*Responsibility:* County Administrator's Office  
*Timing:* Annually  
*Funding:* General Fund  
*Objective:* To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-12, HO-19, HO-A20, and HO-A30, as well as reducing constraints to housing development.

**HO-A12** Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs, including:

- Extremely low income households, including supportive housing and single-room occupancy units
- Disabled persons, including developmentally disabled persons
- senior housing
- Housing for large families (4 bedrooms or more)
- Persons or households at-risk of or experiencing homelessness
- Agricultural workers
- Female-headed households
- Single-parent households with children

Support proposals for lower income housing, including extremely low income and special needs housing through the following actions:

- When applications are submitted for housing grants, review the applications for opportunities to include units for extremely low income households and special needs households in the program.
- Prioritize and accelerate the review of applications and permitting process for extremely low, very low, and low income, agricultural worker, senior, and other special needs housing;
- Assist with preparation of the development applications, to the extent adequate information is available to County staff, to ensure a complete submittal;
- Consider project funding and timing needs in the processing and review of the application;
- Seek and support applications for financial assistance through available local, State, federal, and private rental and homeownership assistance programs and housing rehabilitation programs, including programs that target special needs groups.
- Provide regulatory incentives, such as expedited permit processing, reductions in development standards, and/or fee waivers and deferrals, ~~where appropriate~~ when there is a demonstrated need and is financially feasible, to projects that exceed the County's inclusionary requirements and/or target extremely low income households and special needs populations.
- To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential



sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

- Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.
- Where housing is planned to serve special needs populations, ensure that the developer invites input from appropriate service agencies, such as Alta Regional Center for developmentally disabled housing, Yolo County Agency on Aging for senior housing, etc., in order to identify any specific needs of the population being served, the potential to receive services or assistance from the agency or organization, and to identify any unique or specialized funding opportunities that the agency may be aware of.

*Responsibility: County Administrator's Office/ Community Services Department*

*Timing: On-going*

*Funding: General Fund*

*Objective: Assist at least 3 applications during the planning period; facilitate the construction of at least 7 extremely low and 14 special needs units, in conjunction with Actions HO-A3, HO-A9, HO-A11, HO-12, HO-19, HO-A20, and HO-A29, as well as reducing constraints to housing development.*

**HO-A13** Work-Coordinate with staff from Yolo County Housing to market the Housing Choice Voucher (formerly Section 8) program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. When Housing Choice Vouchers are available through Yolo County Housing, the County will market the availability of the vouchers on the County website, through the County social media, and through notification to its housing stakeholders using the stakeholder list developed through HO-A10.

The Yolo County Community Services Department will meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the County, cities, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

For housing projects receiving County assistance, the County shall require through an affordable housing agreement, deed-restriction, or other permanent requirement that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.



In conjunction with Action HO-A31, the County will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County and to educate the community on the important of integrating affordable housing throughout all geographic areas of the unincorporated communities and County, to help create more balanced and integrated neighborhoods. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Housing Choice Voucher program for assistance. (Policy HO-1.6, Policy HO-3.1)

**Responsibility:** County Administrator's Office

**Timing:** Marketing of Housing Choice Voucher program when the waiting list is opened and Annually work with Yolo County Housing and nonprofit services to refer eligible clients. On-going coordination with developers as new development projects receiving assistance are proposed.

**Funding:** General Fund

**Objective:** Increase the availability of housing vouchers in the County for extremely low, very low, and low income households. It is noted that the County does not control the number or availability of the vouchers; the objective is for the County to increase awareness of the vouchers, to coordinate with Yolo County Housing to contact property owners and landlords in high resource and opportunity areas to encourage broader acceptance of vouchers, and to ensure that County-assisted projects accept vouchers.

**HO-A14** Coordinate with major employers and stakeholders in the County, including –the Yocha Dehe Wintun Nation Tribe, to identify opportunities to provide workforce housing along transit routes in the County that provide access to employment centers, with an emphasis on ensuring that housing is provided to serve employment centers in the unincorporated area of the County. Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)

**Responsibility:** County Administrator's Office, Community Services Department

**Timing:** Outreach to major employers in 2022; identification of potential sites in 2022/2023 Annually

**Funding:** General Fund

**Objective:** To diversify the housing supply by encouraging use of Tribal Mitigation Funds to construct workforce/employee housing. Development of 10 workforce housing units in unincorporated areas served by transit and/or in proximity to jobs.

**HO-A15** Continue to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)

*Responsibility:* County Administrator's Office

*Timing:* Annually

*Funding:* General Fund

*Objective:* To reduce financial barriers to homeownership and increase homeownership rates in the County.

**HO-A16** Assist low and moderate-income households in obtaining affordable housing, through:

- Identifying and maintaining a list of available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer program, available for lower and moderate income households;
- Annually ~~Coordinating~~ coordinating with non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups to ensure that the information reflects their available resources.
- Providing this information in both English and Spanish at County libraries and other community-serving locations and post and maintain this information on the County website. (Policy HO-2.2)

*Responsibility:* County Administrator's Office

*Timing:* Ongoing Preparation of Lower and Moderate Income Affordable Housing Resources packet/marketing materials in both English and Spanish by December 2022. Annually mail resources to housing stakeholders identified in HO-A9 and any other stakeholders that have expressed interest in making the information available to the community; annually review available resources to update packets to ensure that the most recent information is being disseminated.

*Funding:* General Fund

*Objective:* Reduce overcrowding and overpayment for housing and increase access to housing. Post updated information at least annually.

**HO-A17** Review effectiveness of the Regional Council of Rural Counties (RCRC) in assisting County homebuyers with Mortgage Credit Certificates. Continue to maintain a joint powers agreement with the ~~Regional Council of Rural Counties~~ RCRC to provide Mortgage Credit Certificates to homebuyers as long as the program is effectively implemented. If homebuyers are not receiving adequate assistance (recognizing limitations on the availability and use of Mortgage Credit Certificates), consider other mechanisms to promote and/or administer MCCs. Require RCRC, or successor administrator of MCCs, to advertise the MCC program when MCC funds are available

and applications are being accepted, to areas of the County that have been identified in the AFFH analysis in the Background Report as having known concentrations of low income households, racial inequities, or other known inequities or disadvantages.

*Responsibility: County Administrator’s Office*  
*Timing: ~~Ongoing~~ Review the effectiveness of the MCC program and ability to target MCCs to specific areas by end of 2022; if necessary changes are identified by the review, implement the changes in 2023 or upon the next renewal of the agreement to implement the MCC program, whichever is earlier.*  
*Funding: General Fund*  
*Objective: 5 MCCs per year.*

**HO-A18** Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)

*Responsibility: Community Services Department*  
*Timing: Notification following adoption of this element*  
*Funding: General Fund*  
*Objective: Notify all public and private water and sewer providers following adoption of this element and notification and coordination with providers when processing any application with lower income units. Assist at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-11, HO-12, HO-19, HO-A20, and HO-A29*

**HO-A19** To ensure that the County’s housing needs are met, address the needs of existing disadvantaged areas, and improve access to high resource areas), prioritize ~~Continue to evaluate potential~~ public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to:

- Improve existing infrastructure in areas with high rates of poverty and inequity, including communities located in block groups that have a very low and low income population of 50% or higher, census tracts with low diversity levels, and areas with high rates of single-female heads of households, seniors, and persons with a disability with a focus on providing additional housing in these areas that meets underserved needs of the existing population and providing additional services, such as healthcare, child care, education, transit, and parks to increase place-based opportunities in these areas; and

- Improve infrastructure to increase access to high opportunity areas with a focus on creating additional opportunities to increase diversity and to include housing that serves lower income households and other potentially disadvantaged households in these areas; and
- Reduce constraints to residential development, including multifamily and affordable housing in the County's communities served by water and sewer (Esparto, Madison, Knights Landing) and ensure that infrastructure is available to accommodate a variety of housing types and affordability levels in each community. ~~Identify opportunities to reduce constraints to residential development, including multifamily and affordable housing in the County's communities that are served by community water and sewer (Esparto, Madison, and Knights Landing).~~

When projects are identified that would serve identified or potential affordable housing or special needs housing sites, assist with the California Environmental Quality Act documentation, funding applications, and other mechanisms to expedite the planning and permitting process for the infrastructure, flood risk reduction, or other improvement projects. (Policy HO-2.2)

*Responsibility: Community Services Department*

*Timing: ~~Ongoing~~ Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis, in coordination with commitment of public infrastructure financing and capital improvement funds; review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to increase access by December 2023 and review feasibility of infrastructure improvements (costs and funding mechanisms for extension of existing infrastructure or construction of new infrastructure) by December 2025.*

*Funding: General Fund*

*Objective: To reduce infrastructure and flooding constraints in Esparto, Madison, and Knights Landing to facilitate affordable housing development. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-A11, HO-12, HO-18, HO-A20, and HO-A29, as well as reducing constraints to housing development.*

**HO-A20** Establish a County Housing Planner position to coordinate and report on County housing activities, to create partnerships and seek funding that result in expanded housing opportunities, and to guide affordable housing projects through the planning and permitting process. (Policy HO-2.2)

*Responsibility: County Administrator's Office/Human Resources Department/Community Services Department*

*Timing: 2023*

*Funding: General Fund*

*Objective: To establish a liaison between all County Departments and agencies to create partnerships and seek funding that result in expanded housing opportunities. To facilitate the applications for projects that include at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-A11, HO-A12, HO-A19, HO-A29, as well as reducing constraints to housing development, and facilitating at least 1 home buyer assistance and 1 housing rehabilitation assistance grant application during the planning period.*

**HO-A21** The County shall encourage development of ADUs and JADUs through a variety of measures, including:

- Promotional Campaign:
  - i. Provide guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the City's website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources. Establish an amnesty program for illegal accessory dwelling units that provides a grace period and streamlined process for owners to bring them into compliance, consistent with the requirements of State law. Advertise the program in unincorporated areas to encourage the provision of additional legal ADUs. (Policy HO-3.2)
  - ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas
- ADU Amnesty: Establish process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years consistent with the AB 670. The County should also advertise the ADU Amnesty Program on the County's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.
- Prototype ADU Plans: Seek grant funding to develop pre-approved ADU plans that property owners may use, free of charge, in order to incentivize

development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

*Responsibility: Community Services Department*  
*Timing: Incentives program materials and amnesty program adopted by December 2022. Bi-annual outreach to homeowner and neighborhood associations (2022, 2024, 2026, 2028). Annually submit for grant funding for preparation of prototype ADU plans.*<sup>4</sup>  
*Funding: General Fund*  
*Objective: Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.*

HO-A21HO-A22 Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland through the Yolo County Homeless and Poverty Action Coalition (which serves as the local continuum of care) to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population. (Policy HO-5.1)

*Responsibility: County Administrator's Office*  
*Timing: Ongoing*  
*Funding: General Fund*  
*Objective: Assist at least 100 persons/households in the unincorporated County annually with emergency shelter or other housing.*

HO-A22HO-A23 Encourage the maintenance, rehabilitation, and revitalization of housing and communities through the following actions:

- Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)
- Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.
- Contact the owners of substandard rental housing and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.



- Distribute information regarding the assistance programs via the County’s website as well as through posting in key locations such grocery stores, post-offices, and public libraries. (Policy HO-5.2)

*Responsibility:* County Administrator’s Office  
*Timing:* Review and update information by December 2022 and bi-annually thereafter; outreach to owners of substandard rental housing in 2022/2023; assist interested owners with a grant application on an annual basis (to the extent funds/programs are available) or as interest occurs  
*Funding:* General Fund  
*Objective:* Encourage the maintenance, improvement, and rehabilitation of the County’s existing housing stock and residential neighborhoods.

HO-A23HO-A24 Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and document substandard housing units. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)

*Responsibility:* County Administrator’s Office  
*Timing:* Ongoing  
*Funding:* General Fund  
*Objective:* Survey 1 to 2 unincorporated communities annually with the objective of completing housing surveys for all communities during the 2021-2029 Planning Period. At least 1 grant application during the Planning Period for housing rehabilitation. Should grant funds become available, ensure assistance is advertised widely in communities most in need of rehabilitation.

HO-A24HO-A25 Promote financial incentives and assistance programs for energy conservation and assistance with energy bills, including but not limited to, resources from Energy Upgrade California Program, Yolo Energy Watch, California Solar Initiative (CSI), Property Assessment Clean Energy (PACE) programs, including the CaliforniaFIRST and Ygrene PACE programs; California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LiHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE) programs. Work with community action agencies and local energy providers (e.g., North Coast Energy Services and Valley Clean Energy) to increase participation by eligible low-income residents and mobile homeowners in energy conservation and assistance programs. (Policy HO-6.1)



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*Responsibility: Community Services Department, County Administrator's Office*  
*Timing: On-going; annually review and update the County's website to identify current programs*  
*Funding: General Fund*  
*Objective: Improve energy-efficiency in new and existing development*

**HO-A25**HO-A26 Prior to the 7th Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities and that the RHNA for the unincorporated County recognizes significant flood hazard area limitations as well as capacity of public water and sewer infrastructure in the established unincorporated communities. (Policy HO-1.8)

*Responsibility: Community Services Department*  
*Timing: Upon HCD identification of 7<sup>th</sup> Cycle allocation to SACOG*  
*Funding: General Fund*  
*Objective: To focus development in incorporated cities where there are more resources for lower income households and to ensure that units allocated to the unincorporated area reflect realistic capacity.*

**HO-A26**HO-A27 Promote foreclosure prevention resources by continuing to post information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.

*Responsibility: Community Services Department, County Administrator's Office*  
*Timing: Review and update bi-annually*  
*Funding: General Fund*  
*Objective: Reduce foreclosures in unincorporated Yolo County*

**HO-A28** Continue to implement the County's Inclusionary Housing Ordinance to ensure new residential development addresses its fair-share of housing needs for all income levels and assists in providing a variety of housing types, including opportunities for special needs populations. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout unincorporated Yolo County. When alternatives to on-site inclusionary units are provided, the County shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities.

Additionally, Update the County shall periodically review and update the County Inclusionary Housing Ordinance to ensure the requirements do not make new market-rate development financially infeasible, especially during this slow period of recovery

~~in the housing market, account for changes in the law, the housing market, and housing prices.~~ (Policy HO-1.10)

*Responsibility: Community Services Department*  
*Timing: 2021/2022*  
*Funding: General Fund*  
*Objective: Encourage and facilitate the development of housing for very low-, low-, or moderate-income households*

~~HO-A27~~HO-A29 Through the effort with the Yolo County Homeless and Poverty Action Coalition in HO-A22, request a working session with the group and interested stakeholders to identify ~~Explore~~ new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless. This action recognizes that the County and local agencies have limited funds to address homeless needs and is focused on identifying solutions to decrease homelessness that may be successful in other areas but are not yet being implemented in Yolo County.

*Responsibility: Community Services Department, County Administrator's Office*  
*Timing: ~~On-going~~2022/2023*  
*Funding: General Fund*  
*Objective: Encourage and facilitate the development of transitional and supportive housing. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-12, HO-19, HO-A20, and HO-A29, as well as reducing constraints to housing development.*

~~HO-A28~~HO-A30 Implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities. While programs of this Housing Plan implement most of the strategies identified in the Agricultural Labor Report, the following strategies shall also be implemented:

- 1) On an on-going basis, advocate for federal and state funding for farmworker/agricultural employee housing, including housing for single adults and housing that meets the needs of Yolo County's agricultural industry and its workers;
- 2) Request Yolo County Housing identify opportunities to provide housing vouchers or other forms of rental assistance, with emphasis on addressing housing needs during the off-season for seasonal workers; and
- 3) Determine the feasibility of establishing a rental housing inspection pilot program, recognizing that this type of program would improve the rental housing stock for all households and not solely agricultural workers, and

increasing staff resources to address rental housing code issues. It is noted that the programs adopted in the City of Sacramento and Sacramento County should be considered as effective models.

*Responsibility: County Administrator’s Office/Community Services Department/Department of Agriculture*

*Timing: On-going advocacy; coordinate with Yolo County Housing initially in 2021/2022 then continue to follow up on opportunities; and review feasibility of increasing rental housing inspection and code enforcement activities by 2022/2023*

*Funding: General Fund*

*Objective: If a federal or state funding program is identified for farmworker housing vouchers, work with Yolo County Housing to secure at least 20 vouchers for the County; if rental code inspection program is determined to be feasible, establish by 2024.*

**HO-A29HO-A31 Affirmatively Further Fair Housing Outreach and Coordination Program:**

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

- Providing public information and brochures regarding fair housing/equal housing opportunity requirements and the right to safe, decent housing, including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available to the general population, lower income households, and special needs groups by placing information on the County’s website and in libraries, other County buildings and meeting places, by advertising in the local media, and by distributing the information to stakeholders and service providers that work directly with lower income households and special needs populations. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
- County staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the County. The County will refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission.

- Annual training of County staff, including through coordination with local advocacy groups, such as Legal Services of Northern California, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County's social media accounts or podcast).
- Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
- Reviewing all land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, as part of the County's development review process to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. Projects shall be reviewed in the context of the integration, segregation, poverty, displacement, and other issues addressed in the Affirmatively Furthering Fair Housing Analysis provided in the Background Report to ensure that individual development projects as well as long-term planning proposals would encourage integrated and balanced living patterns and increases in opportunity and shall specifically address the potential for displacement, including displacement of lower income households as required under Action HO-A3.
- Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to

implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

*Responsibility: County Administrator’s Office, Community Services Department*

*Timing: Ongoing outreach and coordination; annual review of fair housing brochure and posters to ensure that the most recent information is being disseminated; annual presentations and media outreach.*

*Funding: Grant funding; General fund*

*Objective: Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.*

**HO-A32** Implement the following strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents:

- Establish access for wireless point providers to utilize the tower at the Yolo County Central Landfill;
- Apply for Proposition 68 grant funding for qualifying broadband infrastructure projects within the unincorporated areas through June 30, 2024; and
- Connect the Clarksburg Library to higher speed internet.

*Responsibility: County Administrator’s Office, Community Services Department*

*Timing: Coordinate with broadband providers and unincorporated communities initially in 2021/2022 then continue to follow up on potential projects before the June 30, 2024 deadline.*

*Funding: Grant funding; General fund*

*Objective: Improve reliability of broadband service in the unincorporated areas to increase residents access to opportunities.*

**HO-A33** Improve transparency of fee and rate structures by an archive of historical rate and impact fee studies conducted on or after January 1, 2018 in the Budget & Finance section of the County’s website.

*Responsibility: County Administrator’s Office*

*Timing: December 2022*

*Funding: General Fund*

*Objective: Increase transparency of rate and fee structures*

**HO-A34** Review of affluent and high/highest resource areas in the unincorporated County to identify potential opportunities to encourage and accommodate affordable housing, mixed-income housing, multifamily housing, and/or special needs housing. This review shall include, at a minimum:

- 1) Identifying potential opportunities for the County to encourage additional affordable housing, multifamily housing, and special needs housing in these areas. Opportunities may include rezoning individual sites to accommodate higher densities of housing, providing water and sewer infrastructure to high resource areas appropriate for urbanization, or identifying housing types that serve disadvantaged populations that could be accommodated in constrained areas, such as identifying potential farmworker housing sites in agricultural areas; and
- 2) Working with Davis and West Sacramento to identify opportunities for infrastructure to be extended to encourage additional affordable housing and a range of housing types in high opportunity and affluent areas in the unincorporated County where it may be logical to extend municipal services. This may include infrastructure and/or sphere of influence extensions where appropriate to accommodate affordable housing, multifamily housing, or mixed income development in these areas, focusing on accommodating additional growth and density only where there are existing urbanized areas or clusters of housing or urbanization or where there would be a logical extension of the urban development pattern without significant adverse environmental impacts.

Responsibility: County Administrator's Office; Community Services Department

Timing: Review sites for feasibility in 2022/2023; identify sites in 2024/2025

Funding: General Fund

Objective: Identify at least 2 sites to accommodate affordable housing, mixed-income housing in high resource or high opportunity areas.

## QUANTIFIED OBJECTIVES

Table 2 summarizes the County's quantified objectives for the period of June 30, 2021, to August 31, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next 8 years based on the policies and actions outlined in the previous section. As shown in Table II-38 of the Background Report, no units are anticipated to be at-risk during the 2021-2029 Planning Period; therefore, Table V-1 does not identify the preservation of a specific number of units as an objective.

The County anticipates that extremely low-, very low-, and low-income housing needs will be accommodated through the very low- and low-income sites identified in Table V-3 of the Housing Needs Assessment, with the support of the actions in the Housing Plan. The County anticipates

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meeting its moderate-income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

<b>Table 2: Quantified Housing Objectives – Unincorporated Yolo County</b>			
<b>Income Group</b>	<b>New Construction<sup>1</sup></b>	<b>Rehabilitation<sup>2</sup></b>	<b>Preservation<sup>3</sup></b>
Extremely Low	7	1	-- (No units are at-risk of conversion)
Very Low	7	2	
Low	9	2	
Moderate	40	2	--
Above Moderate	80	-	--
<b>Total</b>	143	7	Maintain 100% of affordable units

Notes: 1. Units built from July 1, 2021 through August 31, 2029.  
 2. This quantitative objective anticipates that the County will receive CDBG or other funding for housing rehabilitation for lower income households.  
 3. No units are anticipated to be at-risk during the 2021-2029 Planning Period.



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