



2019/20

# Yolo County General Plan Annual Progress Report



Prepared by:

Yolo County Department of  
Community Services



## Table of Contents

Purpose of the Annual Progress Report.....	4
Status of the General Plan .....	4
Overview of General Plan Status and Consistency with State General Plan Guidelines .....	4
2019 Amendments to the General Plan .....	6
Major Milestones and Projects in 2019 and 2020.....	6
Status of General Plan Implementation Actions.....	10
General Plan Fee .....	11
Grant Administration Summary.....	11
Consistency with County and Department Goals.....	12
Future General Plan Activities .....	15
Urban Services Line Review.....	17
Capital Improvement Plan Review.....	17
Recent Parks Acquisition.....	17
Interagency Coordination.....	18
Development Activity and Recent Permit Trends .....	18
Planning Applications .....	18

Building Permits.....	19
New Home Values .....	21
Note: Valuations are not adjusted for inflation from year to year.....	21
Rural Residential Estates .....	22
Housing Element Annual Progress Report.....	22
Historical Housing Construction.....	23
Affordable Housing Units Added in 2019 and 2020.....	23
Regional Housing Needs Plan.....	24
Housing Element Program Implementation.....	26
Removal of Governmental Constraints to Housing .....	26

## Table of Figures and Tables

### FIGURES

Figure 1: General Plan Elements and Adoption Dates .....	5
Figure 2: Adopted Schedule for New and Updated General Plan Documents .....	15
Figure 3: Total Planning Applications for Yolo County 2010 - 2020 .....	19
Figure 4: Total Building Permits Issued by Yolo County 2010 - 2020 .....	20
Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) 2010 - 2020.....	21

### TABLES

Table 1: New Home Construction Valuations in Unincorporated Yolo County 2010-2020	21
Table 2: New Home Sizes on Ag Parcels within Unincorporated Yolo County 2008-2020.....	22
Table 3: New Housing Construction in Unincorporated Yolo County 2010-2020 .....	23
Table 4a: 2019 Income Limits for Yolo County .....	23
Table 4b: 2020 Income Limits for Yolo County .....	24
Table 5: Regional Housing Needs Allocation (RHNA) for Unincorporated Yolo County (2013-2021).....	25

### APPENDICES:

- A. California Department of Housing and Community Development Data Tables
- B. Housing Element Program Implementation Table

## **Purpose of the Annual Progress Report**

In accordance with Government Code Section 65400, Yolo County Planning Division staff prepared this annual report which covers a combined two-year period from January 2019 through December 2019 and January 2020 through December 2020.

The report is prepared for the Yolo County Planning Commission and Board of Supervisors, the California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the 2030 Yolo Countywide General Plan and the County's progress in implementing the plan and associated elements during 2019 and 2020. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing. The report must be submitted to OPR and HCD by April 1<sup>st</sup> of each year. This information is used by state agencies and the public to gauge local planning efforts and their effectiveness.

Government Code Section 65400 also requires this report to use forms prepared by HCD to present various types of housing data. These forms are contained in Appendix A to this document.

## **Status of the General Plan**

### **Overview of General Plan Status and Consistency with State General Plan Guidelines**

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in the annual report. The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans. In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The 2030 Countywide General Plan was adopted on November 10, 2009. The comprehensive document included updates to all seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety), and expanded or added new elements and specific or community plans that are incorporated within the General Plan. A full listing of all elements and specific or community plans and the years they were adopted and/or updated is provided in Figure 1.

There are also plan documents that are not considered part of the General Plan, but must be consistent with the General Plan. These include:

- 1989 County Waste Management Plan
- 1992 Watts-Woodland Airport General Plan
- 1993 Household Hazardous Waste Element
- 1998 Yolo County Airport Master Plan

Figure 1: General Plan Elements and Adoption Dates

Year	Administration Element	Agriculture and Economic Development Element	Cache Creek Area Plan	Capay Valley Area Plan	Circulation Element	Clarksburg Area Plan	Conservation and Open Space Element	Covell – Poleline Specific Plan	Delta Land Use and Resource Management	Dunnigan Community Plan	Esparto Community Plan	Health and Safety Element	Housing Element	Knight's Landing Community Plan	Land Use and Community Character Element	Madison Community (adopted 1974)	Monument Hills Specific Plan	Public Facilities and Services Element	Yolo Bypass Area Plan	Yolo – Zamora Area Plan
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- 2006 Parks and Open Space Master Plan
- 2007 Oak Woodland Conservation and Enhancement Plan
- 2011 Climate Action Plan
- 2018 Multi-Hazard Mitigation Plan
- 2013 Bicycle Transportation Plan
- 2013 Integrated Regional Water Management Plan

Planning Division staff reviewed the Guidelines and determined that Yolo County’s General Plan meets the mandatory requirements described therein.

State law requires that all cities and counties located within the Primary Zone of the Sacramento-San Joaquin Delta update their respective General Plans to be consistent with the Land Use Resource Management Plan (LURMP) adopted by the Delta Protection Commission (DPC). Each local jurisdiction must update its General Plan within 180 days after adoption or update of the LURMP, which was last updated in February 2010. In September 2012, the DPC determined that the Yolo County General Plan is consistent with the LURMP.

**2019 Amendments to the General Plan**

State law allows jurisdictions to amend required Elements of its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and Board of Supervisors and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2019, two amendments to the General Plan were approved by the Board of Supervisors. GPA 2019-01 was approved by the Board of Supervisors in April, 2019, to revise text in the Health and Safety Element to incorporate the 2018 Multi—Jurisdictional Hazard Mitigation Plan Update; amend the Land Use and Community Character Element and General Plan Land Use Map to adopt the 2019 Esparto Community Plan Update; and, amend the General Plan Land Use Map to implement the Bryte Landfill Remediation Project. GPA 2019-02 was approved by the Board in December, 2019, to adopt an update to the Cache Creek Area Plan (CCAP) and make minor amendments to General Plan Table LU-6 in the Land Use and Community Character Element.

There were no amendments to the General Plan in 2020.

**Major Milestones and Projects in 2019 and 2020**

- Esparto Community Plan Update  
 In April, 2019, the Esparto Community Plan was adopted, which made revisions to the 2007 Esparto General Plan, including land use changes to the urban growth boundary to eliminate flood hazard areas from future residential development, restore commercial zoning in the downtown area, redesignate approximately 79 acres on the south side of State Route 16 back to Industrial uses, and intensify residential land use near the town center by increasing density. Updated policies in the updated community plan direct commercial growth to the downtown core area and seek to further protect community values and natural resources.

- County Strategic Plan  
In early 2019, the Planning Commission and Citizens Advisory Committees participated in public engagement efforts conducted by the County Administrator's Office for developing the County Strategic Plan, a guiding document used by the Board of Supervisors to set policies and prioritize resources for the County for the next three to five years.
- Rural Infrastructure Improvement Plan: Companion to the County's Strategic Plan, this plan documents and prioritizes rural infrastructure projects with an eye to leveraging projects for state/federal funding.
- Regional Housing Needs Allocation  
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 six-county region. SACOG established the 2021-2029 Regional Housing Needs Plan to assign the County its fair share of the regional housing need based on a number of factors established by State law, including: objectives to increase housing supply and mix of housing types; promote infill and equity; ensure jobs housing balance; promote regional income equity; and, affirmatively further fair housing. The County's share of regional needs was adopted by SACOG on March 19, 2020, which considered special populations and income groups, and requires the County to provide seven (7) extremely low income units, seven (7) very low income units, nine (9) low income units, ten (10) moderate income units, and 24 above moderate income units for a total of 57 regional share units for the next housing cycle. These RHNA numbers reflect implementation of Action HO-A37 in the Housing Element that directs staff to work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in the cities. Planning staff and consultant, DeNovo Planning, are currently drafting the 6<sup>th</sup> Cycle 2021-2029 Housing Element update.
- Cannabis Land Use Ordinance and Environmental Impact Report  
In August 2017, the Board of Supervisors directed staff to develop a discretionary process to review and approve cannabis cultivation and related business activities in the County to permanently replace the interim licensing program currently in effect. The Cannabis Program, primarily staffed under the Department of Community Services, has developed a Draft Cannabis Land Use Ordinance (CLUO) and completed a Program Environmental Impact Report (EIR), which examined five equal-weight alternatives for the Board of Supervisors consideration. After several community meetings, including with the Planning Commission, the Commission provided a final recommendation on the Draft CLUO and Final EIR in December, 2020.
- Esparto Health Center  
In September, 2019, staff from the County Administrator's Office and Department of Community Services met with representatives from the Yocha Dehe Wintun Nation and their architects and engineers to discuss development of a Health Center and Community space in Esparto.
- Public Works Projects  
Senate Bill (SB) 1 allocation to Yolo County was successfully spread out over some 15 miles of roadways Countywide. The Road Improvement and Accountability Act (SB 1) of 2017 increased the amount of gas tax collected per gallon at the gas pump to supplement



funding for city and county road maintenance activities in California. In 2019, work was completed on County Road 102 from Woodland to Knights Landing and on County Road 22 just east of the Woodland City Limits. In 2020 County Road 22 was treated south of the County Road 118, along with sections of County Road 99, 102 along with the town of Zamora. During that time the County Road 95 Bridge at Dry Slough was also constructed.

- Zoning Code Update

In May, 2019, Department of Community Services Planning staff, together with consultant, DeNovo Planning, launched the Zoning Code Update at a workshop with the Planning Commission. This comprehensive update is currently pending as County Planning staff and DeNovo Planning complete the mandated Housing Element Update.

- Projects implemented by Environmental Health

In 2019, the Cannabis Inspection Unit established an electronic checklist style inspection reporting program for monthly cannabis routine inspections.

Environmental Health continues to coordinate with the Department of Water Resources to effectively regulate and update the well construction and water quality requirements based on the California Well Standards, Bulletins 74-90 and 74-81, per California Model Well Ordinance.

- Yolo County Central Landfill

On September 28, 2020, the Department of Community Services, Integrated Waste Management, issued a Notice of Preparation for an Environmental Impact Report, commencing the environmental review process, for several major changes to the design and operation of the Yolo County Central Landfill. The changes are proposed to allow the County greater flexibility in developing and implementing processes and operations that would reduce waste from the landfill, reduce environmental impacts of landfill operations, decrease GHG emissions, increase the recovery of materials and energy from waste, operate more efficiently and economically, and extend the facility's lifespan.

- Parks Division Projects

The Parks Division completed improvements to the Knights Landing Boat Launch in October 2020. The project was funded in part by a \$1.45 million grant from the California Wildlife Conservation Board. Improvements include a new dock centered in the middle of the ramp to allow put-ins and take-outs on both sides, permanent vault restroom, water well and hook-ups for a park host, chip sealed parking lot and new striping, ADA parking stalls and walkways, rip rap along the bank of Sycamore slough, landscaping, signage, and security camera system.

In December 2020 the Parks Division opened a new 1.25-mile walking trail and 10-acre off-leash dog park at Grasslands Regional Park. In addition to the trail and dog park, new improvements at the park include a gravel parking lot and two paved ADA stalls, portable restroom unit, interpretive panel signs, 0.20-mile paved concrete path leading to trailhead, shade structure with picnic tables, and benches along the trail. In 2017, Yolo County Parks Division was awarded a \$107,000 grant from California State Parks' Habitat Conservation Fund for construction of the new trail system, parking lot, and associated site amenities. The County used other local funds for development of the dog park.

- Yolo County Library

Local residents and the Yolo County Library recognized an urgent need to replace a 100-year old Carnegie library building in the town of Yolo that has major fire, safety, and environmental deficiencies, with a new library and meeting room for the communities of Yolo, Dunnigan, and Zamora. Accordingly, a new Library has been designed to serve these rural communities. The new building will provide residents with almost 4,000 square feet of space for library programming, stable Wi-Fi, access to computers and technology resources, social activities for adults and seniors, as well as homework help for children and teens. The new facility will also contain a community meeting space for library programs, meetings, classes and community services such as food distribution. This new facility will strengthen the library's role as a community gathering place and hub of civic engagement and education.

Throughout 2019 and 2020, the architect met with the County staff, Friends of the Yolo Branch Library, and residents to review and refine the design plans for the library. On July 21, 2020, the Board of Supervisors approved the design for the new Yolo Branch Library. Subsequently, a funding plan was approved by the Board of Supervisors on December 15, 2020, which includes \$150,000 raised by the Friends of the Yolo Branch Library and local residents during the 2020 capital campaign.

The following items are slated for Spring 2021: receiving approval of the Public Art plan by the Board of Supervisors, completing the salvage and demolition of the old facility, soliciting and receiving construction bids for the project, selecting a construction contractor, and breaking ground on the new facility. Construction of the new facility is expected to take one year.

- Shipley Walters Center for Yolo County Archives and Library Services  
A \$2 million renovation of the Archives & Records Center was completed in July 2019. This renovation included the creation of a modern climate-controlled facility, installation of a pre-action sprinkler system, installation of motorized compact shelving, the addition of ADA compliant Reading and Work Room spaces, an upgraded roof, and installation of new LED lighting and energy efficient windows. Additional facility improvements were made to the staff break room, restrooms, and lobby. The facility was dedicated to Shipley Walters for her decades-long commitment to the Yolo County Archives and the preservation of history. The dedication and naming ceremony were held on September 27, 2019.

Projects overseen and/or implemented by Natural Resources in 2019/2020:

- Bryte Landfill Remediation: The Department of Water Resources and SAFCA funded the project to remediate a documented 80+ year old hazardous materials site, a former burn dump, and use the remediation site as a corporation yard for a local reclamation district.
- Lower Elkhorn Basin Setback Levee: State project was initiated to "set back" 7+ miles of the east levee of the Yolo Bypass, creating a new "super levee" that will provide 100+ year flood protection to the Elkhorn Basin.
- Knights Landing Flood Risk Reduction Project: The County received \$17M award to construct two critical levee repairs on the Sac River, design/engineer/permit a third repair site, and design/engineer/permit a new cross levee that, once constructed, would provide 100-year flood protection for Knights Landing.
- Cache Creek Parkway Plan: The plan received regional and statewide awards from the American Planning Association (APA), currently competing for APA national award.

- FloodSAFE Yolo 2.0: Joint venture between the County and Yolo County Flood Control and Water Conservation District to address flooding on the westside/valley floor of Yolo County (excluding State Plan of Flood Control facilities). Over 35 projects were implemented in/around Madison in 2019/2020 to reduce flood risk.
- Cache Creek Area Plan – 20-year program update was conducted and adopted in 2019.

Other notable projects occurring in 2019/2020 include permit revisions to the Central Landfill, which permitted 14 anaerobic digesters and allowed for the conversion of an existing liquid waste pond into an in-vessel digester from which the gas will be collected and converted to energy, expanding the existing composting area and volume. The County Archives, Records Center and Library Services Building has undergone extensive renovation and facilities improvements, including new flooring, better lighting, and new HVAC systems providing a better environment and overall efficiency. Construction began for the Monroe Jail Expansion and Renovation Project in July 2019.

### **Status of General Plan Implementation Actions**

When the General Plan was updated in 2009, there were 486 separate Action Items in the adopted 2030 Countywide General Plan. More than half involve ongoing efforts with no specific completion date. Of the remaining Action Items with a completion date, over one-half have been completed, with almost two-thirds completed with the adoption of the comprehensive Zoning Ordinance update in July 2014. In 2017, the Board of Supervisors took action to remove four of the five areas in unincorporated Yolo County that were designated as a “Specific Plan” on the General Plan land use map which resulted in the elimination of several Action Items that called for the preparation of area or specific plans in the Dunnigan, Elkhorn, Knights Landing, and Madison areas.

Amendments to the General Plan in 2019 include updating the Health and Safety Element to incorporate the 2018 Multi-Jurisdictional Hazard Mitigation Plan, which implements Action HS-A55, an ongoing item for implementing emergency programs and procedures. The 2019 General Plan update to incorporate the Esparto Community Plan implements action items in the Land Use and Community Character Element that seek to update long range plans to ensure consistency with the General Plan (Action CC-A22) and incentivize infill over peripheral development (Action CC-A35). The Community Plan update also implements Action HO-A1 in the Housing Element that establishes standards in each community for setting target ratios for new residential growth, Action HO-A2 that requires each Community Plan update to adopt standards for a range of housing unit sizes, and Action HO-A3 that requires Community Plan updates to include policies that support senior housing and mobile home park development.

In December 2019, the Cache Creek Area Plan, a component of the Countywide General Plan, was updated and adopted to strengthen the plan’s focus on groundwater protection, agricultural preservation, restoration of Cache Creek, and the continued limitation and regulation of aggregate mining activities. The updated plan implements several ongoing Action items relative to Conservation and Open Space policies that protect mineral resources, including Action CO-A39 that encourages responsible development of aggregate deposits as significant to the region’s economy; Action CO-A42 that ensures carefully managed use and conservation of sand and gravel resources, riparian habitat, ground and surface water, and recreational opportunities; and Action CO-A54 that requires implementation of the Cache Creek Area Plan to ensure mineral extraction and reclamation operations are compatible with land uses within the surrounding area.

Amendments to the Zoning Code in July, 2020, which included updating definitions of and provisions for permitting Accessory Dwelling Units (ADUs), implements Action CC-A31 in the Land Use and Community Character element that seeks to incorporate smart growth planning principles and Action CC-A35 to provide incentives for infill. The Zoning Code amendment also removed obstacles for permitting vehicle charging stations, which implements Action CC-A33 that seeks to reduce permitting requirements and costs for projects that incorporate green design features. Finally, the 2020 Zoning Code amendments made changes to prohibit utility-scale wind and solar energy generation in the Public Open Space and Parks and Recreation Zones which implements Action CC-A31 that emphasizes open space and natural resource areas and Action CO-A25 in the Conservation and Open Space Element that considers the preservation and protection of functioning landscape.

## **General Plan Fee**

Government Code Section 66014 authorizes cities and counties to collect fees that include costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. The Board of Supervisors adopted a fee pursuant to this provision in 2004, and updated the fee in 2012. The revenue from the Yolo County General Plan Cost Recovery Fee is held in trust to supplement the costs of the General Plan Update.

This fee is collected with each building permit, since, without a valid General Plan, courts may place a moratorium on new building construction. Currently, the fee is based on 10 percent of the building permit fee for projects valued over \$50,000, and five percent for projects less than \$50,000 in value, subsequent to a Board of Supervisors update to the fee structure in 2012. This has resulted in a more equitable and less expensive fee structure for applicants than the previous 2004 fee base. However, revenue generated from the fee does not pay for the full cost of the General Plan updates.

Nearly \$100,000 was generated by the fees during 2019 and 2020 – approximately \$62,000 in 2019 and \$37,000 in 2020. In the past, the funds have gone to pay for expenditures associated with the 2009 General Plan update, which had a total cost of about \$3 million. Reimbursement of the past general fund costs associated with the General Plan update was completed in 2015. Other costs that have been, or will be, supported by the fund include, the preparation of the comprehensive Zoning Code Update (completed in 2014), including annual minor updates, Housing Element Updates, and any future community and area plans that are required, such as the Dunnigan Community Plan, and the updating of various ordinances related to General Plan policies will access the funds as available.

During the 2019 and 2020 calendar years, the General Plan Cost Recovery Fee was used to pay for staff time to finalize the Esparto Community Plan as required by General Plan Policy CC-3.1, consultant costs and CAO staff time for preparing the Regional greenhouse gas (GHG) Inventory (fulfilling policies under Goal CO-8), and for staff time to initiate the 2020 Zoning Code Update and 2021-2029 Housing Element update.

## **Grant Administration Summary**

The County applied for several grants in 2019, including SB2 Planning Grant Program to revise the Yolo County Zoning Code, and received funding from that grant in 2020. Other 2019 grant applications include a CDBG grant for Yolo Branch Library Building Project; a California State Parks Off-Highway Vehicle Planning Grant; a State Water Board grant for Yolo Bypass Drainage;

a Cal-OES grant for Specialized Emergency Housing Program; a Wildlife Conservation Board Planning grant for Putah Creek Fishing Access Site 3 Parking Lot Reconstruction; including several others. Funding for most of these grants was received in 2019/2020.

Grants applied for in 2020 include the Local Early Action Planning (LEAP) Grant to update the Countywide General Plan Housing Element for Cycle 6 and provide a study of eastern Esparto for drainage and infrastructure improvements, and a SACOG Regional Early Action Planning (REAP) Grant to supplement the funding necessary to update the Cycle 6 Housing Element update. Other 2020 grant applications include a CDC grant for Yolo County Agricultural Conservation Priority Plan; a California State Library High-Speed Broadband Project grant; an Economic Empowerment Grant; two Off Highway Vehicle Grants for Education and Safety and Law Enforcement, and others. Funding for these grants received in 2020/2021.

### **Consistency with County and Department Goals**

Each year, as part of the annual budget process, the Community Services Department lists the accomplishments for the past year and the status of the goals and strategies that were adopted for the previous year. On the following two pages are excerpts from the adopted Fiscal Year 2019-2020 budget that relate to General Plan and other Planning programs. A brief summary of the Department's success towards fulfilling each goal from the previous year is provided in the chart.

A significant accomplishment noted in the budget was implementing an MOU with the City of Davis releasing restrictions on the Electric Vehicle (EV) charging station implementation program. Community Services staff partnered with CAO staff to efficiently deploy charging stations throughout the County, and are working with General Services to determine the most efficient parking locations at approved sites.

Another notable accomplishment was the Department's collaboration with the CAO's Office and the Cities of Davis, Winters, and Woodland, to build a regional GreenHouse Gas (GHG) Inventory. Implementation of a regional GHG inventory depicts a broader perspective on emissions and allows for reduction opportunities from a Countywide perspective. The regional GHG Inventory was completed in April 2020.

In September, 2020, the Board took action to adopt a new code enforcement ordinance carefully drafted and researched by Community Services staff in an effort to implement a more effective code enforcement program.

**Community Services 2019-2020 Goals, Strategies & Accomplishments**

## Prior Year Goals, Strategies & Accomplishments

### Goal 1: Building a sustainable environment



#### Strategies for 2019-20

- Deploy Electric Vehicle (EV) charging stations at various county locations. Seek additional funding sources for additional charging stations.
- Continue staff support of regional resiliency efforts.

#### Accomplishments

DCS staff implemented an MOU with the City of Davis releasing all restrictions on the EV charging station implementation. Staff partnered with CAO staff to efficiently deploy charging stations throughout the county. Staff determined the best deployment would be to take each site as a separate project, and are currently working with GSD staff to determine the most efficient parking locations in the approved sites. Staff is working with Chargepoint under the Sourcewell contract for the deployment of charging stations. Infrastructure upgrades are planned in Summer of 2020 to the ‘Make-Ready’ level, allowing the charging stations to be installed as soon as the infrastructure upgrades are completed. The Landfill is the first location that will have the station deployed.

DCS Staff have partnered with staff from the CAO office and the municipalities (Davis, Winters, Woodland) to build a regional GreenHouse Gas (GHG) Inventory. By implementing a regional GHG inventory, it depicts a broader perspective on emissions, which allows for GHG reduction opportunities from a county wide perspective. The regional GHG inventory was completed in April 2020. Staff will be meeting continuously to determine future steps.

### Goal 2: Improve online access to information and services in building, planning and code enforcement



#### Strategies for 2019-20

- Fully implement new permitting system to provide improved permit processes, improved customer service, and better online and GIS interface.
- Propose revisions to the Yolo County Code for code enforcement to streamline processes, and for more effective enforcement when there are immediate public health and safety threats.
- Examine and implement improvements to the Environmental Review process to assure compliance with the California Environmental Quality Act and best management practices.

## Prior Year Goals, Strategies & Accomplishments

### **Accomplishments**

DCS staff are currently in the final phase of implementing the new permitting software. The End user testing is currently underway, with a potential go live in July 2020. Implementation of the new software will enable more streamlined permit processes, and better online services. The Shelter in Place order, enabled our department to rethink and apply innovations related to online and virtual services.

In the drafting of a new code enforcement ordinance, staff dedicated many hours to researching effective code enforcement programs and ordinances. Additionally, a subject matter expert was consulted to assist with reviewing the draft ordinance. The updated code enforcement ordinance will be presented to the Board for consideration prior to the end of FY 19-20.

Staff training and better internal coordination, has improved the environmental review process assuring compliance with the California Environmental Quality Act.

### **Goal 3: Continue program development in the cannabis program**



#### **Strategies for 2019-20**

- Continue robust efforts for public and industry outreach with the goal of addressing concerns and improving program delivery.
- Guide the Cannabis Land Use Ordinance and associated Program EIR through the outreach and public comment periods with the goal of Board adoption by the end of 2019. Implement program changes as a result of the ordinance adoption.
- Continue efforts to effectively address complaints, especially those related to odor.

#### **Accomplishments**

Staff, public, and industry outreach efforts in FY19-20 focused on the development of the Cannabis Land Use Ordinance (CLUO) and preparation of the CLUO Environmental Impact Report (EIR). Staff held 17 public outreach/Citizen Advisory Committee and cultivator meetings during FY19-20.

The schedule for the CLUO and EIR has been extended due to the number of comments received on the Draft EIR, to which staff is currently responding. The CLUO and EIR are planned to go to the Planning Commission in the fall, and to the Board in January/February 2021.

During FY19/20, the Cannabis Task Force (CTF) received and responded to 32 complaints, 16 of which pertained to odor. Once a complaint is verified, the licensee must take corrective action as specified by the CTF.



## Prior Year Goals, Strategies & Accomplishments

### Goal 4: Protect the public and environmental health through effectively delivered environmental health services



#### Strategies for 2019-20

Develop ArcGIS web application of small Public Water Systems, wells and septic systems in the county. Once developed, they will be added to county data as layers available for different purposes, including planning and emergency preparedness. They can be made available for public viewing too.

Develop a program to recognize the food facilities that have been shown to have exceptional food safety during inspections.

Replacing all old and obsolete emergency response equipment and gear for the Hazardous Materials Unit. Acquiring a new hazmat emergency response vehicle and a back-up emergency response vehicle. The new equipment and gear will help the Hazmat Unit staff be prepared and ready to respond in case of an unauthorized release of a hazardous material.

Continue to improve online resources for our customers such as new and updated application, handouts and relevant information.

#### Accomplishments

The ArcGIS web application of the wells is now available on the County internal GIS. The Public Water Systems web application has been developed but it hasn't been released for viewing yet, pending final testing and accuracy verifications. Environmental Health (EH) staff is currently working on the Onsite Wastewater Treatment Systems (OWTS) web application. This goal will continue into next fiscal year.

The HazMat Unit reviewed all equipment during this fiscal year to determine what was obsolete and in need of replacement. A HazCat kit, SCBAs, and radiation detector were purchased. A new HazMat emergency response truck has been ordered and is expected to be delivered by the end of the year. These purchases were paid for from fees, fines and penalties and no general fund was used.

Environmental Health staff has worked throughout the fiscal year to continue to improve all resources for environmental health customers.

## Prior Year Goals, Strategies & Accomplishments

### Goal 5: Safe, efficient, and fiscally manageable county roadway system



#### Strategies for 2019-20

- Continue with the preliminary design, and environmental phases and start ROW for the CR 98 Phase II project (CR 29 to Solano County).
- Complete the construction phase of the 2019 Pavement Preservation Project.
- Finalize the historical (State Office of Historical Preservation) approvals, and begin environmental review, right-of-way acquisition, and design for the replacement of deficient CR 41 Bridge over Cache Creek (Rumsey Bridge).
- Complete the right of way phase for the CR 29 and CR 95 Bridges over Dry Slough project.
- Advertise for construction for CR 95 Bridge over Dry Slough
- Complete the design and environmental phase of the 2020 Pavement Preservation Project.
- Continue with the preliminary design, and environmental phases for the CR 40 low-crossing bridge.
- Complete the construction of the Safety (HSIP) Guard Rail replacement on Old River and portions of South River Roads.
- Work on the preliminary design and environmental phases for the CR 96 Union Slough and Dry Slough Bridges and CR 49 Hamilton Creek Bridge.
- Work on the preliminary analysis for CR 32A Rail Road Crossing relocation.
- Work on the preliminary analysis of the Madison Flood Mitigation (based on OES grant funding approval).

#### Accomplishments

Preliminary design and needs have been defined for CR 29 to Solano County as a part of the CR 98 Phase II project. Environmental documents are currently under review.

Six (6) miles of pavement rehabilitated on CR 102 and CR 22.

State Office of Historical Preservation approved the replacement design of the deficient CR 41 Bridge over Cache Creek (Rumsey Bridge). Environmental documents are currently being drafted.

Acquired the Right of Way for CR 95 bridge, and currently in negotiation for Right of Way for CR 29 bridge.

Project for Construction for CR95 Bridge over Dry Slough was advertised, awarded and construction has started.

## Prior Year Goals, Strategies & Accomplishments

The design and environmental study has been completed for the 2020 Pavement Preservation Project. The Board of Supervisors approved the advertisement for construction.

Completed design of CR 40 low-crossing bridge over Cache Creek.

Completed the construction of the Safety (HSIP) Guard Rail replacement by replacing 3 miles of substandard guard rail on South River Road & Old River Road.

CR96 Union Slough, Dry Slough bridges and CR 49 Hamilton Creek Bridge have approved preliminary Environmental Studies by Caltrans and the type selection completed.

Preliminary analysis of alternatives of the CR 32A Rail Road Crossing relocation has been completed and decision of the alternatives are being reviewed by the steering committee.

Conducted a drainage analysis to study potential flood protection projects to help protect the main portion of the town of Madison from a 25-year flood event. Following receipt of positive results of the analysis, installation of those flood protection projects was completed.

### Goal 6: Operation of a fully integrated county/city waste management system



#### Strategies for 2019-20

- Award construction contract and complete construction of the next landfill module construction (WMU6F) during summer of 2019.
- Award construction contract and complete landfill closure construction of WMU4 & 5 during summer of 2019.
- Award construction contract and complete the construction of liquid Waste Management Unit G during summer of 2019.
- Award construction contract and complete construction of In-Vessel Digester and Food Depackager facility by summer of 2019.
- Negotiate new solid waste franchise agreements to increase environmental sustainability programs for residents and business of unincorporated Yolo County.
- Implement organics food waste program at all County owned facilities required to comply with AB1826. Implementation shall include modification of janitorial contract, delivery of starter kits, education and outreach through Intranet and staff meetings, and monitoring.
- Make contact with the 150 businesses (including schools, farms and ranches) required to comply with AB1826 organics mandate to assist with roll out of food waste and green waste recovery in the County.

## Prior Year Goals, Strategies & Accomplishments

### **Accomplishments**

Integrated Waste Management Division (IWMD) staff awarded the construction contract of the next landfill module. Phase 1 of the construction was completed in January 2020, and Phase 2 is scheduled for completion in June 2020.

Selection of a contract was completed and construction is planned to be complete in the closure of waste modular units 4 and 5 by July 2020.

IWMD staff completed the design of the liquid waste management unit G. Construction of this unit is planned for FY 2021-22, pending available funding.

In-Vessel digester and food depackager construction has been awarded and is currently under construction. Construction is planned to be completed in August 2020.

IWMD staff implemented an organics food waste program at all county owned facilities, in compliance of AB1826. This implementation included working with janitorial staff to ensure the proper disposal of organics, delivery of organic waste receptacles, educating staff in the proper disposals and monitoring the progress of correct waste separation. To achieve compliance to AB1826, IWMD and franchisee staff developed educational materials and trainings for commercial sites. Businesses have begun participation through site visits from staff educating on the proper disposal and new regulations.

## Future General Plan Activities

In recent years, staff's focus had been on overhauling the Zoning Regulations and other sections of the County Code to bring them into conformance with the adopted General Plan and changing state law. The first comprehensive Zoning Code Update was approved by the Board in July 2014, and continues to be updated through minor code revisions as necessary. In 2020, staff began work to prepare a comprehensive update to the Zoning Regulations to update, among other things, residential zoning districts and densities consistent with the General Plan to ensure state requirements related to streamlining housing approvals and processes for accommodating eligible affordable housing projects remain viable. Staff continue to work on various other area plans, ordinance updates, and revisions to bring them into compliance with adopted General Plan policies.

When the General Plan was adopted in November 2009, the Board of Supervisors adopted the following schedule (Figure 2) for preparing various area plans, and updating the General Plan and its components. The chart provides a status update for each of the identified documents or tasks. Some of the documents originally identified in the General Plan are no longer required, such as the Specific Plans for Dunnigan, Knights Landing, Madison, and Elkhorn. Alternatively, Area or Community Plans will be updated for Dunnigan, Knights Landing, and Madison.

**Figure 2: Adopted Schedule for New and Updated General Plan Documents**

<b>Plan/ Document</b>	<b>General Plan Policy and/or Action</b>	<b>General Description of Task/Notes</b>	<b>Adopted Schedule of Completion</b>	<b>Status Update</b>
Capay Valley Area Plan	Policy CC-3.1	Update the existing 1983 Capay Valley Area Plan.	Adoption by Fall, 2010.	<b>ADOPTED</b> December 7, 2010.
Climate Action Plan	Action CO-A117	Update the existing 1982 Energy Plan to ensure consistency with state and federal requirements.	2009/2011	<b>ADOPTED</b> March 15, 2011.
Cache Creek Area Plan	Action CO-A54	Implement the Cache Creek Area Plan	Ongoing (updated in 2019)	<b>UPDATED</b> December 17, 2019.
Delta Land Use and Resource Management Plan	Action CO-9.20	Adopt the revised LURMP, as an element in the General Plan.	Adoption by Spring, 2011.	<b>COMPLETE</b>
Clarksburg Area Plan	Policy CC-3.1 Action CC-A22	Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta LURMP.	Adoption by Spring, 2011.	<b>ADOPTED</b> September 29, 2015.

<b>Plan/ Document</b>	<b>General Plan Policy and/or Action</b>	<b>General Description of Task/Notes</b>	<b>Adopted Schedule of Completion</b>	<b>Status Update</b>
Dunnigan Community Plan	Policy CC-3.9 Action CC-A22	Update the existing 2001 Dunnigan Community Plan, and consider the two potential future growth areas at the I-5/CR 6 interchange	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2021, at earliest.
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	2015/2016	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	2013/2014	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Esparto Community Plan	Policy CC-3.1, 3.2 Action CC-A22	Update the existing 2007 Esparto Community Plan, and incorporate policies and zoning for the 79-acre mixed use area.	2016/2017	<b>UPDATED</b> April 9, 2019.
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Knights Landing Community Plan	Action CC-A22	Update the existing 1999 Knights Landing Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Madison Community Plan	Action CC-A22	Update the existing 1974 Madison Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Covell/Pole Line Community Plan	Policy CC-3.3 Action CC-A16	Prepare Covell/Pole Line Specific Plan (new plan).	2009/2015	<b>ON HOLD</b> On hold until a development application is received.

Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Zoning Regulations	Action CC-A1	Update the Zoning Code to ensure consistency with the 2030 General Plan	2009/2011	<b>COMPLETE</b> (2014) ongoing updates regularly occur
Design Guidelines	Action CC-A9	Prepare design guidelines and design standards	2010/2011	<b>COMPLETE</b>

Since the General Plan was adopted in 2009, implementation of the schedule above has been slowed due to several factors, including budget constraints and previous lack of developer interest following the economic recession. Although construction activity and interest in private development proposals began to increase in 2019, the 2020 COVID-19 pandemic resulted in additional delays due to staffing and budget constraints, and other consequences due to limitations on public interactions.

As noted in the 2017 Annual Progress Report, and reiterated here, the Board of Supervisors removed all references to the Dunnigan, Elkhorn, Knights Landing, and Madison Specific Plans from the General Plan, involving approximately 3,110 acres in the Dunnigan area; 343 acres in the Elkhorn area; 212 acres in the Knights Landing area; 413 acres in the Madison area. Therefore, these community and area plans may now be updated in the form of new community and area plans, with the exception of Elkhorn which has no existing area or community plan.

### Urban Services Line Review

In 2019, the identified “Growth Boundary” line for the town of Esparto, as shown on the General Plan land use map, was modified to ‘shrink’ the existing urban area due to a removal of growth potential from flood hazard development areas. These changes were adopted by the Board of Supervisors in April 2019, along with the adoption of the update to the Esparto Community Plan. No other Growth Boundary lines were modified in the unincorporated area of the County in 2019 or 2020.

### Capital Improvement Plan Review

Staff has reviewed the Capital Improvement Plan for 2019-2023, and determined it to be consistent with the General Plan.

### Recent Parks Acquisition

Outreach continues on the development of a site for off-highway vehicles (OHV), which has been augmented by the 2019 planning grant awarded to the County by the California State Parks to prepare a market analysis and feasibility study to explore the potential for creating OHV opportunities in the unincorporated area.

The Cache Creek Parkway Plan includes roughly 1,900 acres of land that have been transferred or will transfer into public ownership or control as a result of reclaimed aggregate mining areas; 117 acres were added to the County's inventory when the Woodland-Reiff property was dedicated in 2020.

In 2019, the Board approved and executed a joint use agreement with the Woodland Joint Unified School District for the park space next to the Science-Technology Academy in Knights Landing. A grant for \$4.8 million in funds to construct a community park was also submitted for the site.

## **Interagency Coordination**

Staff continues its partnership with the Sacramento Area Council of Governments (SACOG), especially in the areas of grant funding opportunities for meeting regional goals related to housing and related infrastructure needs, and other matters of regional importance.

During the 2019 and 2020 calendar years County staff coordinated extensively with the City of Davis on complex development projects, such as the Bretton Woods Residential Subdivision and Aggie Research Center. County staff also began meeting with the Yocha Dehe Wintun Nation in 2019 to develop and site the Esparto Health and Community Center.

In 2020, the County collaborated with the City of Woodland on the East Beamer Street Emergency Shelter and Neighborhood Campus project that would accommodate a neighborhood of permanent supportive residences, an emergency shelter, a substance abuse treatment facility, and a community center. The City commenced construction in June 2020.

County staff continues to regularly coordinate with the cities regarding implementation of the tax sharing pass-through agreements, environmental and planning referrals for projects located within the cities, and the climate change compact. Yolo County is a member agency of the Yolo Habitat Conservancy and permittee of the adopted Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).

## **Development Activity and Recent Permit Trends**

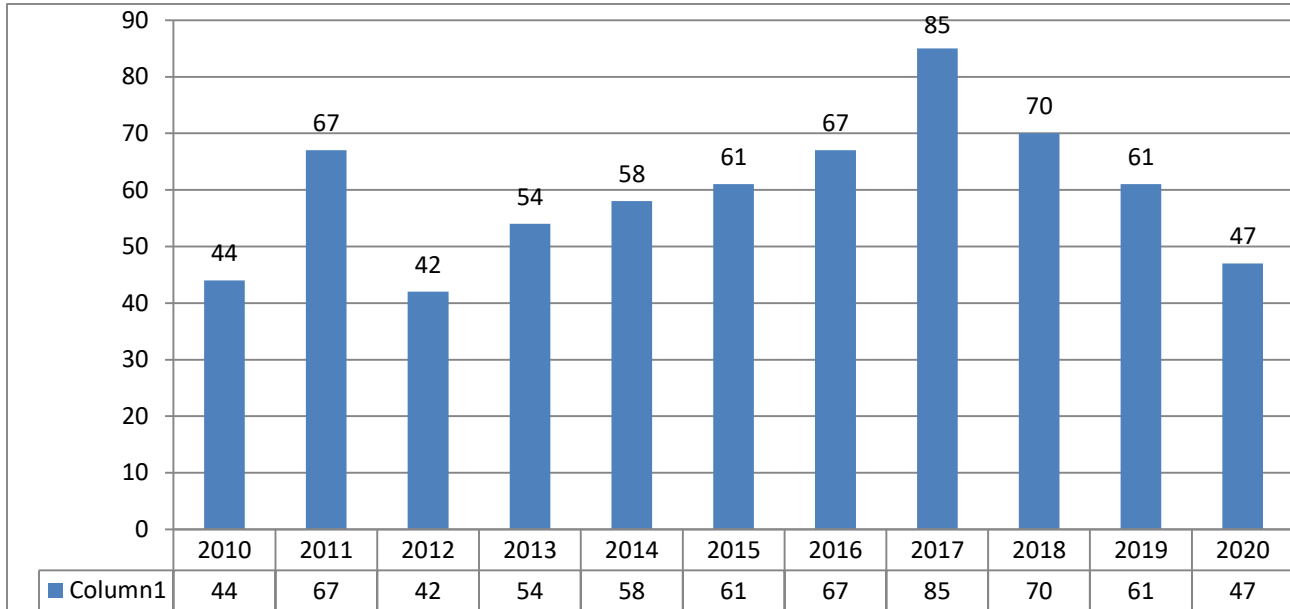
### **Planning Applications**

Over the last decade, the Planning Division has taken in an average of 50 - 60 planning and zoning applications annually, although this number can vary widely. Applications include requests for Tentative Maps, Use Permits, Site Plan Reviews, Lot Line Adjustments, Rezones, Williamson Act agreements, and County-initiated projects, such as environmental reviews, Zoning Code updates and General Plan Amendments, including Community/Area Plan updates. A figure illustrating the trend in development applications since year 2010 is shown below in Figure 3.

Planning applications and projects tend to be a leading growth indicator, since it often takes several years of evaluation and approvals before most large development projects can begin construction. In 2010, when the real estate market began to slowly recover from the Great Recession, there was an upward trend in the number of planning applications, which peaked in 2017. A slight decline in development application reviews has been steady since 2018, with a significant decline in 2020 likely due to the COVID-19 pandemic.



**Figure 3: Total Planning Applications for Yolo County 2010 - 2020**



There is typically a lag in time between the time when a planning application is approved and the issuance of a building permit. During this time, agreements are approved, land or leases are purchased, financing is secured, and engineered construction plans are prepared. As a result, the peak in planning applications from previous years is generally reflected in the number of building permits issued several years later.

### **Building Permits**

As shown in the graph below, and described in previous annual reports, there has been a wide variation in the number of building permits issued, as the national, state, and local economies have improved since the economic downturn. Although the number of building permits has steadily increased over the last few years, 972 permits issued in 2019 and 815 permits issued 2020 show a slight trend in decline.

**Figure 4: Total Building Permits Issued by Yolo County 2010 - 2020**

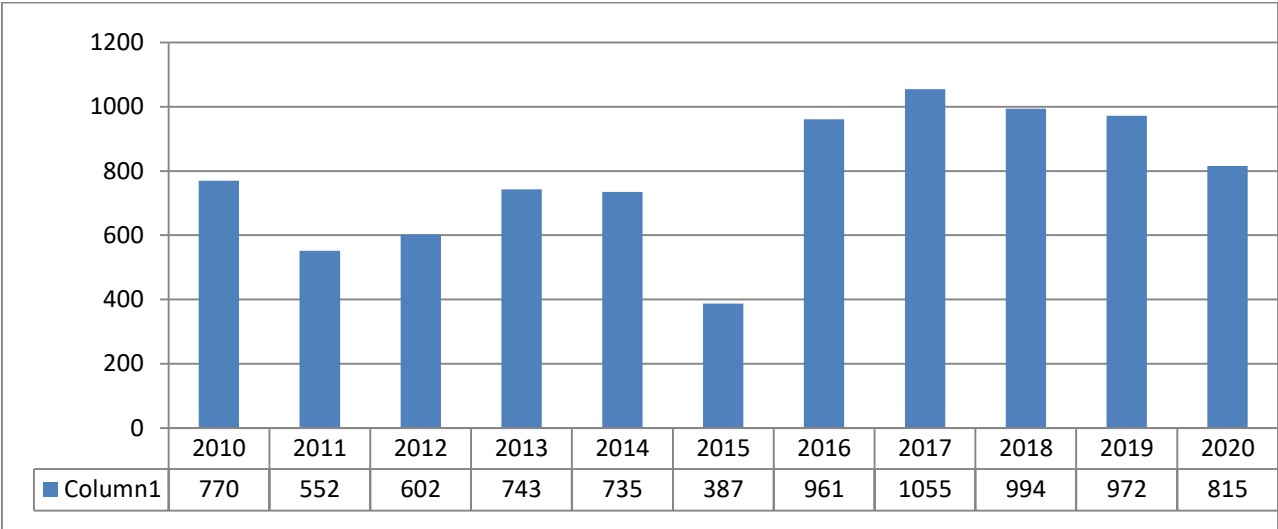
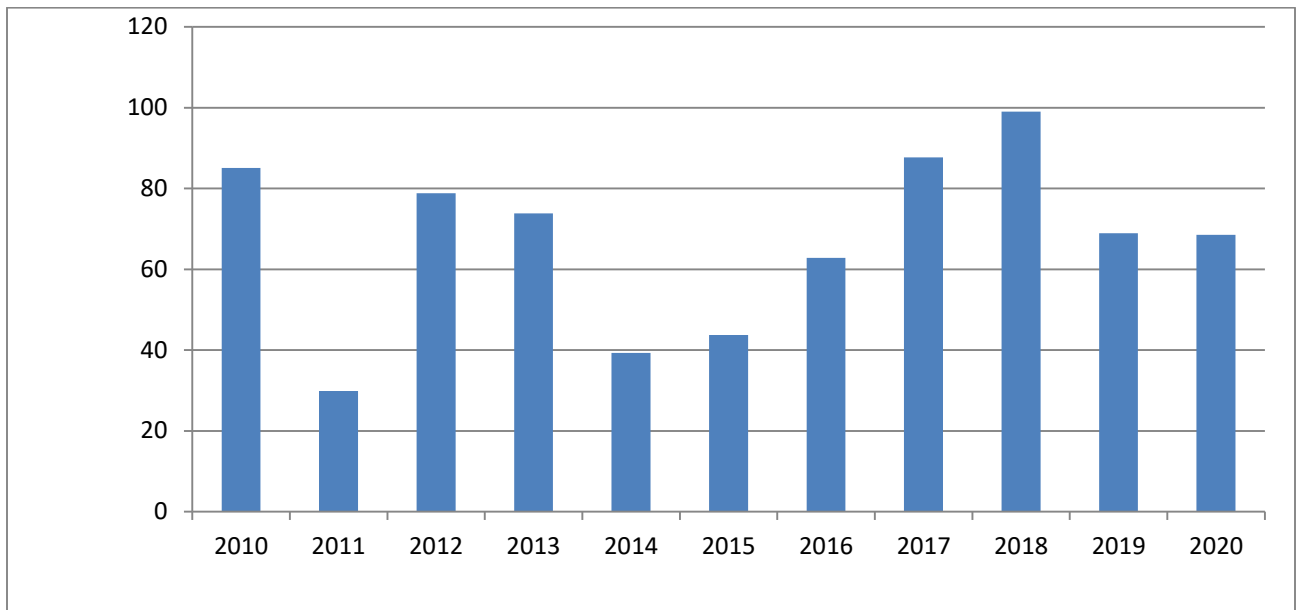


Figure 5, below, provides an overview of building permit valuation within the last decade. Previous annual reports provide an ongoing summary of changes during the last several years, and are available as reference documents.

Building permit valuations decreased in 2019 and 2020 from previous years, by nearly 31 percent, from a high of \$99 million in 2018 down to \$69 million in 2019 and \$68 million in 2020. However, the County continued to see construction of high value projects, such as agricultural industrial buildings, processing buildings for cannabis operations, and ground-mounted solar installations. Construction of the Life Storage facility on County Road 102 (previously Metro Wrecking Yard) in 2019, a project previously approved in 2017, brought in a total permit valuation of \$4.9 million. Other notable 2019/2020 construction projects include the \$ 1million Bullero Farms walnut huller and dryer, improvements to the Turkovich winery and Old Sugarmill, a \$1.5 million farmstead project for the Center for Land-Based Learning located at The Maples, two new cell towers, a \$1.6 million remodel at Pilot Truck Travel, improvements at Volagri seed research facility, and approximately \$4 million worth of ag-related ground mount solar installations, including a \$2 million solar project at the Sakata Seed facility.

**Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) 2010 - 2020**



### New Home Values

As previous annual reports document, the valuation of homes that have been constructed since 2010 through 2020 has remained relatively stable, with the majority of homes (58%) valued at between \$100,000 and \$500,000.

**Table 1: New Home Construction Valuations in Unincorporated Yolo County 2010 - 2020**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Under \$100,000	3	7	40*	2	4	0	1	4	4	5	1	71 (24%)
\$100,000 – \$250,000	17	2	0	1	5	3	44*	6	2	9	11	100 (33%)
\$250,000 – \$500,000	10	3	3	20	4	3	7	0	5	10	9	74 (25%)
\$500,000 – \$1,000,000	5	2	5	8	9	4	2	2	7	4	1	49 (16%)
Over \$1,000,000	0	3	0	0	1	1	0	0	1	0	1	7 (2%)
<b>Total</b>	<b>35</b>	<b>17</b>	<b>48</b>	<b>31</b>	<b>23</b>	<b>11</b>	<b>54</b>	<b>12</b>	<b>19</b>	<b>28</b>	<b>23</b>	<b>301 (100%)</b>

Note: Valuations are not adjusted for inflation from year to year.

\* Includes affordable apartments in Esparto in 2012 and 2016.

## Rural Residential Estates

Initiatives in the 2030 General Plan seek to limit the trend of using agricultural land for rural residential/large estate type development. To better understand the issue, staff has been tracking new home construction on agriculturally zoned land since 2008, which have been reported in past annual reports.

As Table 2 shows, 180 homes have been built on agriculturally zoned parcels over the past ten years (with 16 additional new ag homes in 2019 and 11 new ag homes in 2020). A large majority of these homes (61 percent) were between 1,000 and 3,000 square feet (sf), which is an average-sized home by current standards. In contrast, about one third (32 percent) of the homes were larger than 3,000 sf, including 13 homes over 5,000 sf. None of the homes constructed on agricultural parcels in 2019 or 2020 were over 5,000 sf.

New homes in the agricultural areas tend to be built on existing smaller parcels of less than 20 acres (47 percent). Although the data is not extensive, it generally indicates that most homes are of modest size on smaller parcels. Very large homes are generally built on both small and large parcels.

**Table 2: New Home Sizes on Ag Parcels  
within Unincorporated Yolo County (2008 - 2020)**

	0-20 Acres	20-40 Acres	40-80 Acres	Over 80 Acres	Total
Under 1,000 sf	7	1	3	1	12 (7%)
1,000 – 2,000 sf	28	12	8	10	58 (32%)
2,000 – 3,000 sf	23	8	7	15	53 (29%)
3,000 – 4,000 sf	12	3	7	4	26 (14%)
4,000 – 5,000 sf	10	2	3	3	18 (10%)
Over 5,000 sf	4	2	1	6	13 (7%)
<b>Total</b>	<b>84 (47%)</b>	<b>28 (15%)</b>	<b>29 (16%)</b>	<b>39 (22%)</b>	<b>180 (100%)</b>

## Housing Element Annual Progress Report

The following information is provided in accordance with Government Code Sections 65583 and 65584, as well as the Governor’s Office of Planning and Research (OPR) Housing Element Guidelines. The official Annual Element Progress Report forms for the recent time period are included as an appendix to this General Plan Annual Report.

The Department of Finance estimates that as of January 1, 2020, unincorporated Yolo County had a population of 30,173 people, a decrease of 705 residents from 2018 population estimates, and a total of 7,473 housing units, with an average of 2.79 persons per household. The housing

stock includes approximately 79 percent single family homes (5,904 homes), nine percent multiple family homes, including attached single-family and duplexes (640 units); and 12 percent mobile homes (929 units). The above housing numbers do not include the student housing population composed entirely of students living in group quarters at UC Davis.

### Historical Housing Construction

Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has remained relatively low, compared to a high of 78 units in 2008 to an average of about 22 units between 2010 and 2020 (Table 3, below), with the exception of the construction of a two phased affordable multi-housing complex project in Esparto in 2012 and completed in 2016, which is reflected below.

**Table 3: New Housing Construction in Unincorporated Yolo County 2010 - 2020**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Yolo County	35	17	48	31	23	11	54	12	19	28	23	301

### Affordable Housing Units Added in 2019 and 2020

As noted above in Table 3, during the calendar year 2019, the Building Division of the County Community Services Department issued 28 final occupancy building permits for new residential units in the unincorporated area (and six demolition permits), and 23 final occupancy building permits for new residential units in 2020 (and 10 demolition permits), for a total of 51 new residential units. This total shows a slight rise in average annual levels from recent years.

For Yolo County in 2019, the state Housing and Community Development Department (HCD) defined the median household income for a family of four in Yolo County as \$87,900, which rose to \$92,500 in 2020. In other words, half of the households with four people in Yolo County earned less than this amount, and half earned more in 2019 and 2020, respectively. The other income categories are based on this median number, as follows:

- Extremely Low Income equals no more than 30 percent of median income
- Very Low Income equals no more than 50 percent of the median income
- Low income equals no more than 80 percent of median income
- Moderate Income equals at least 120 percent of median income

**Table 4a: 2019 Income Limits for Yolo County**

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$18,450	\$30,800	\$49,250	\$61,550	\$73,850
2	\$21,100	\$35,200	\$56,250	\$70,300	\$84,400
3	\$23,750	\$39,600	\$63,300	\$79,100	\$94,950
4	\$26,350	\$43,950	\$70,300	\$87,900	\$105,500

5	\$30,170	\$47,500	\$75,950	\$94,950	\$113,950
6	\$34,590	\$51,000	\$81,550	\$101,950	\$122,400
7	\$39,010	\$54,500	\$87,200	\$109,000	\$130,800
8	\$43,430	\$58,050	\$92,800	\$116,050	\$139,250

**Table 4b: 2020 Income Limits for Yolo County**

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$19,450	\$32,400	\$51,800	\$64,750	\$77,700
2	\$22,200	\$37,000	\$59,200	\$74,000	\$88,800
3	\$25,000	\$41,650	\$66,600	\$83,250	\$99,900
4	\$27,750	\$46,250	\$74,000	\$92,500	\$111,000
5	\$30,680	\$49,950	\$79,950	\$99,900	\$119,900
6	\$35,160	\$53,650	\$85,850	\$107,300	\$128,750
7	\$39,640	\$57,350	\$91,800	\$114,700	\$137,650
8	\$44,120	\$61,050	\$97,700	\$122,100	\$146,500

Using the above affordable income criteria for a family of four, the approximate purchase price for a home in the moderate income category in Yolo County would be \$350,000 for a monthly mortgage payment of \$2,508.

### Regional Housing Needs Plan

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. HCD allocates regional housing needs to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for Yolo County is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The RHNP defines the needs allocation based on household income groupings over the 2013-2021 planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the County to identify its progress in meeting its share of the RHNA and to identify local efforts to remove governmental constraints to housing. The County’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the RHNP and RHNA for the Sacramento region. The RHNP identified a total of 1,890 dwelling units as the unincorporated County’s “fair share” of the regional needs total for the period from 2013 to 2021. The table below identifies the breakdown of this number for each of the four income categories

covered by the RHNP for the unincorporated County and for the UC-Davis portion of the unincorporated County.

**Table 5: Regional Housing Needs Allocation (RHNA)  
for Unincorporated Yolo County (2013-2021)**

Income Category	RHNA for UC-Davis	RHNA for remainder of unincorp. area	Total RHNA
Very Low Income	345	82	427 (22%)
Low Income	242	57	299 (16%)
Moderate Income	284	67	351 (19%)
Above Moderate Income	657	156	813 (43%)
TOTAL	1,528	362	1,890 (100%)

The SACOG RHNA allocations for the 2013-2021 nine year planning period show a significant increase in total units, compared to the 2006-2013 eight year planning period (allocation of 1,119 units), despite a worse economy and declines in housing prices. As noted in Yolo County’s (previously) adopted 2013 Housing Element, although SACOG assumed that 1,528 units would be built at the UC Davis campus during the 2013-2021 planning period, the projections may not be realized. If the University did not build enough housing in the unincorporated area, this would leave the County responsible for making up the difference, adding to the 362 units originally allocated by the RHNA to the County.

The County (excluding UCD) was expected to meet the 2013-2021 RHNA goal of 362 units, but will ultimately fall short. Since 2013, a total of 174 units have been constructed (see Annual Element Progress Reports for 2019 and 2020 attached to this report), which includes an allocation of 61 very low and 24 low income units for a total of 85 affordable units, as well as 50 moderate and 39 above moderate income units by year 2020.

It is expected that the housing market will continue to rebound, and a few hundred approved but not yet constructed subdivision units in Esparto may eventually move forward. Three separate subdivisions, consisting of 320 units (including 65 inclusionary affordable units) received original tentative subdivision map approval in 2007-2008, but inevitably none are likely to proceed to final map and construction within the 2013-2021 RHNA period.

Outside of Esparto, the demand or financial feasibility may not be present to develop new housing in the unincorporated area of Yolo County, because of flooding and infrastructure constraints. Esparto, Knights Landing, and Madison are the only unincorporated communities that have public sewer and water systems. In addition, the Federal Emergency Management Agency (FEMA) re-mapped the 100- and 200-year flood plains in Yolo County in June, 2010. The updated maps reflect a “decertification” of the existing levees along the Sacramento River and Cache Creek, which placed a large portion of eastern Yolo County, including the communities of Clarksburg, Knights Landing, and Yolo into the flood plain. This action continues to negatively affect home construction in these communities and elsewhere in the unincorporated area.

The lack of designated land to accommodate the desired amount of new housing is not a constraint in unincorporated Yolo County. As documented in the 2013-2021 Housing Element planning cycle, the existing designated and zoned land in the 2030 Countywide General Plan and current zoning maps is sufficient to achieve the RHNA numbers. Furthermore, the adopted 2019 Esparto Community Plan also redesignated several residential properties to accommodate a higher density of housing needs.

The attached tables in the appendix to this report list the number of dwellings constructed to date under the current RHNA, as required by HCD.

## **Housing Element Program Implementation**

State law requires the County to complete a specific review of the implementation of the programs in the Housing Element. Appendix B to this report lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the County's efforts to date. As the table shows, the County continues to implement the action items in the Housing Element.

## **Removal of Governmental Constraints to Housing**

In March 2009, the Board of Supervisors established an In-lieu Inclusionary Housing Fee for residential projects that meet specific criteria. These fees are administered by the County Administrator's Office. When combined with funds from the State HOME Investment Partnerships Program (HOME) and federal Community Development Block Grant (CDBG) funds, and fee waivers, several million dollars have been provided for use in the construction of affordable housing projects in the County.

The single largest recipient of Inclusionary fee waivers, Housing Fees, HOME and CDBG funds has been the 80-unit Mercy Housing affordable apartment complex in Esparto, which was constructed in two phases. Approximately \$5.4 million of the total \$30 million construction cost was provided by Yolo County through a long term loan, including a \$715,000 CDBG to finance off-site improvements and a \$3,000,000 HOME grant to support on-site improvements as well as Phase 1 construction of the project. Both grants were awarded in 2011, and Phase 1 construction was completed in 2012. In 2015, a \$4,500,000 HOME grant and \$300,000 of Inclusionary Housing funds were provided for Phase 2 construction, which was completed in 2016. Each phase received 10 project based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability.

The County has regularly granted full or partial waivers of Facility and Services Authorization (FSA) fees to qualified affordable housing projects, both within the four cities and in the unincorporated area. This can result in significant savings to project builders. Opportunities for streamlining or removing financial barriers continue to be explored. For example, efforts by staff to remove additional barriers to housing through access to funding from SACOG specific to this task have been ongoing since 2020.

The adopted (2014) and recently updated (2018 and 2020) Zoning Regulations include numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing. Annual updates to the Zoning Regulations continue to meet and/or exceed state requirements for allowing additional residential opportunities, including provisions for Accessory Dwelling Units. It is expected that additional



zoning changes will occur during the 2021 calendar year, specifically related to easing constraints for desirable residential projects.

# APPENDICES

**Appendix A: CA Department of Housing and Community Development Data Tables for 2019 and 2020**

**Appendix B: Housing Element Program Implementation Table**

# APPENDIX A

Jurisdiction	Yolo County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low		Deed Restricted		6		40							
		Non-Deed Restricted	2				3	2	3			56	371
Low		Deed Restricted		3									
		Non-Deed Restricted	1		1	4	4	1	7			21	278
Moderate		Deed Restricted											
		Non-Deed Restricted	20	4	2	7	3	8				44	307
Above Moderate		Deed Restricted											
		Non-Deed Restricted	8	10	8	3		4				33	780
Total RHNA		1890											
Total Units			31	23	11	54	10	15	10			154	1736

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	Yolo County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	427		6		40							
	Non-Deed Restricted		2				3	2	3	5		61	366
Low	Deed Restricted	299		3									
	Non-Deed Restricted		1		1	4	4	1	7	3		24	275
Moderate	Deed Restricted	351											
	Non-Deed Restricted		20	4	2	7	3	8		6		50	301
Above Moderate		813	8	10	8	3		4		6		39	774
<b>Total RHNA</b>		<b>1890</b>											
<b>Total Units</b>			<b>31</b>	<b>23</b>	<b>11</b>	<b>54</b>	<b>10</b>	<b>15</b>	<b>10</b>	<b>20</b>		<b>174</b>	<b>1716</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

# APPENDIX B

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Yolo County - Unincorporated	
Reporting Year		2019 (Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A1	As part of each community plan update,	With each Community Plan	These requirements will be included in each community plan.
A2	As part of each community plan update or preparation of a specific plan, adopt	With each Community Plan update	These requirements will be included in each community plan.
A3	As part of a community or area plan update, include policies and land use	With each Community Plan update	These requirements will be included in each community plan.
A4	Apply resale controls, and rent and	Ongoing	Staff continues to enforce the Inclusionary Housing Ordinance along with all other
A5	Assist interested mobile home park	Ongoing	The County CS Department has been involved with preserving at-risk affordable
A6	Coordinate with local businesses,	Ongoing	Staff continues to discuss these issues with citizens advisory committees and
A7	Provide the public and potential housing	Ongoing	Staff continues to post updated maps and list of current subdivisions on the CSD
A8	Establish a strategy to engage a broad	Ongoing	Staff involves interest groups in housing issues as part of the Housing Element
A9	Submit applications and assist non-	Annually	The County Administrator's Office continues to work with affordable housing
A10	Support the provision, maintenance and	Annually	The County Administrator's Office continues to work with affordable housing
A11	Work with staff from Yolo County	Annually	The County continues to work with Yolo County Housing in marketing the
A12	Consider use of Tribal Mitigation Funds	Annually	The County will continue to make decisions on a case-by-case basis to use Tribal
A13	Continue to promote the First-time	Annually	At this time, funds have been exhausted, therefore no new support was given
A14	Identify sites for affordable and special	Annually	The County will continue to make decisions on a case-by-case basis to consider
A15	Prepare an up-to-date database of	Ongoing	The County established a GIS database and an updated list of vacant parcels
A16	Offer incentives to developers, such as	Ongoing	The County continues to make decisions on a case-by-case basis to support
A17	Provide information and financial	Ongoing	Previously, the County has a joint powers agreement with the Regional Council of
A18	Continue to maintain a joint powers	Ongoing	See above
A19	Notify public and/or private sewer and	Ongoing	The County will continue to work with Community Service Districts and other
A20	Draft a local sewage and water ordinance in	2010/2011	The State of California has adopted new standards and Basin Plans.
A21	Consider sponsoring an environmental	Ongoing	Yolo County staff will continue to give support to Community Service Districts in
A22	Pursue agreement from the Department	Every five years with	The County will pursue this agreement with the next Housing Element update.

A23	Support changes to Section 15195 and 15332 of the California Environmental Quality Act Guidelines that would allow for an exemption from environmental review procedures for infill and affordable housing development in unincorporated communities and sites not served by major transit routes similar to the provisions currently available to cities. (Policy HO-3.1)	Ongoing	The County will consider pursuing this type of legislation through its Legislative program.
A24	<b>Assist developers in pursuing tax-</b>	Ongoing	<b>The County Administrator's Office will continue to pursue bond and tax</b>
A25	<b>Establish a County Housing Coordinator</b>	2009/10	<b>Incomplete. Existing staff within the CAO's office is working cooperatively with</b>
A26	Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors, as a part of the annual General Plan review. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)	Annually	This is an ongoing program; the County maintains a Housing Element that contains current data and is effective in implementing housing goals. In addition, the General Plan and Zoning Ordinance include information regarding the Housing Element and provide annual reviews of the General Plan and Housing Element.
A27	Prioritize the review of applications for affordable, farmworker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)	Ongoing	The County continues to make decisions on a case-by-case basis to support individual affordable housing projects and to assist and prioritize the permit processing. Most recently, PPWES staff has prioritized, granted fee waivers, and provided much assistance to the Mercy Housing 80-unit housing project in Esparto.
A28	Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)	2014/15	State Law did this for 2020

A29	Broaden public knowledge of fair housing laws through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)	Ongoing	<b>Staff continues discussions of fair housing issues with interest groups as specific situations or development projects may be proposed. Yolo County Housing maintains information of fair housing laws on their website and holds an annual workshop for landlords and applicants each April in conjunction with Legal Services of Northern CA and HUD. Yolo County Housing collaborates with the CAO's office, as well as with DESS.</b>
A30	Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)	Ongoing	<b>Staff continues to investigate annexation possibilities if and when development applications for properties along Kentucky are submitted to the County. Staff is working on, with the City of Woodland, the inclusion of Westucky Water Association members into the City of Woodland Water Services.</b>
A31	Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to institute a countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. (Policy HO-5.1)	Ongoing	<b>The County partnered on the Bridge to Housing Pilot Program with the City of West Sacramento, Yolo County Housing, community partners and many non-profits to provide a Housing First opportunity for temporary housing and an exit to permanent housing for homeless in West Sacramento.</b>
A32	Publicize information about rehabilitation loan programs subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries. (Policy HO-5.2)	Ongoing	<b>This is an ongoing program implemented by the County Administrator's Office.</b>
A33	Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)	Ongoing	<b>This is an ongoing mandated program that is implemented in the unincorporated areas of the County. Substandard housing complaints within the city jurisdictions are the responsibility of the city. Environmental Health responds to complaints for substandard housing conditions at rental properties in the unincorporated area. Where able, Environmental Health coordinates with Legal Services of Northern</b>

A34	Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)	2013/14	The County continues to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing
A35	Develop an outreach program to promote	2013/14	The County has established the following energy efficiency programs that are
A36	Implement those strategies as described in the adopted Climate Action Plan to improve energy efficiency and water conservation in residential development (see Appendix D).	2013/14	The County continues to work on implementing all 14 Climate Action Plan Action Items that relate to housing development, including updating the County Building Code to meet CALgreen standards and offering the energy efficiency programs noted above in A35.
A37	Prior to the sixth Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities. (Policy HO-1.8)	2021/22	The County participates with SACOG in the RHNA development process.
A38	Promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.	2013/14	The County has details and links to many sites, resources and HUD-approved housing counseling agencies on its website.
A39	Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)	Biennially from 2015	The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance in December 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units.



<p><b>A40</b></p>	<p>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.</p>	<p><b>2014/15</b></p>	<p><b>The County received two drought related grants (\$250,000 from CDBG and \$300,000 from HOME) to support residents who were at risk of losing their housing or utility shut off due to unemployment or underemployment as it relates to the Drought. The program is administered by Yolo County Housing.</b></p>
<p><b>A41</b></p>	<p>Consider development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include but are not limited to: a representative from the County Planning and Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.</p>	<p><b>2014/15</b></p>	<p><b>NOT INITIATED</b></p>



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Yolo County - Unincorporated		
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)	

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A1	As part of each community plan update, establish standards in each community that set a target ratio of rentals to for-sale housing for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable.	With each Community Plan update	These requirements will be included in each community plan.
A2	As part of each community plan update or preparation of a specific plan, adopt standards in each community to require a range of housing unit sizes, and rental units that include both studios and units with more than three bedrooms.	With each Community Plan update	These requirements will be included in each community plan.

A3	As part of a community or area plan update, include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community.	With each Community Plan update	These requirements will be included in each community plan.
A4	Apply resale controls, and rent and income restrictions, to ensure that affordable housing units created through incentives and as a condition of development approval contain long-term affordability agreements	Ongoing	Staff continues to enforce the Inclusionary Housing Ordinance along with all other applicable requirements.
A5	Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park	Ongoing	The County CS Department has been involved with preserving at-risk affordable units and mobile home parks and ran a maintenance program for mobile home and recreational vehicle
A6	Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7)	Ongoing	Staff continues to discuss these issues with citizens advisory committees and interest groups as specific development projects are proposed.
A7	Provide the public and potential housing developers with timely and accurate information regarding approved residential developments, the supply of vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-1.7)	Ongoing	Staff continues to post updated maps and list of current subdivisions on the CSD website and the County Administrator's Office continues to work with affordable housing developers.

A8	Establish a strategy to engage a broad spectrum of the public in the implementation of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and others as appropriate. (Policy HO-1.7)	Ongoing	Staff involves interest groups in housing issues as part of the Housing Element update and during individual housing project reviews. The County Administrator's Office continued to work with the public and service groups on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. In addition, the Housing Authority, as part of its contract for grants management on behalf of the County, will be engaging in surveys and focus sessions on housing and community development needs within the County.
A9	Submit applications and assist non-profit organizations and private developers with applications for state and federal funding programs that provide low-cost financing or subsidies for the production of affordable housing, senior housing, and farmworker housing.	Annually	The County Administrator's Office continues to work with affordable housing developers to support affordable housing projects.
A10	Support the provision, maintenance and rehabilitation of extremely-low-income housing including supportive housing and single-room occupancy units through available local, State, federal, and private rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)	Annually	The County Administrator's Office continues to work with affordable housing developers. The County partnered on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. The County partners with Yolo Housing, the local Housing Authority in the provision of affordable public housing, seasonal farmworker housing and housing vouchers in unincorporated Yolo.
A11	Work with staff from Yolo County Housing to market the Section 8 program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance. (Policy HO-1.6, Policy HO-3.1)	Annually	The County continues to work with Yolo County Housing in marketing the Housing voucher program. 75% of all families entering the program are below 30% of median income. In addition, Yolo County Housing has furthered housing development in Esparto

A12	Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)	Annually	The County will continue to make decisions on a case-by-case basis to use Tribal and other available funds to support workforce and affordable housing projects.
A13	Continue to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)	Annually	At this time, funds have been exhausted, therefore no new support was given through this program. Grant applications will be completed when the next cycle opens up.
A14	Identify sites for affordable and special needs housing, including: surplus government property that could be provided through discounted sale or donation to non-profit developers for the construction of affordable housing; re-use of underutilized or non-viable commercial and industrial sites; and residentially-zoned sites where higher density is feasible. Notify non-profit developers of the availability of these properties. (Policy HO-2.2)	Annually	The County will continue to make decisions on a case-by-case basis to consider the sale of County owned land to support workforce and affordable housing projects.
A15	Prepare an up-to-date database of approved residential developments, vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-2.2)	Ongoing	The County established a GIS database and an updated list of vacant parcels prepared for the 2013 Housing Element Update. County CSD staff continue to explore ways to make the GIS database more interactive for members of the public, and continue to post approved subdivision maps and data on the department web page.
A16	Offer incentives to developers, such as infrastructure financing assistance, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)	Ongoing	The County continues to make decisions on a case-by-case basis to support workforce and affordable housing projects by assisting with applications.

A17	<p><b>Provide information and financial assistance, as available, to help low- and moderate-income households in obtaining affordable housing. Distribute this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. Post and maintain this information on the County website. (Policy HO-2.2) (Quantified Objective: 100 households)</b></p>	Ongoing	<p>Previously, the County has a joint powers agreement with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates to homebuyers in Yolo County.</p>
A18	<p>Continue to maintain a joint powers agreement with the Regional Council of Rural Counties, as feasible, to provide Mortgage Credit Certificates to homebuyers. (Quantified Objective: 100 households)</p>	Ongoing	See above
A19	<p><b>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)</b></p>	Ongoing	<p>The County will continue to work with Community Service Districts and other service providers to ensure compliance with State law and to support affordable housing projects.</p>

A20	Draft a local sewage and water ordinance in compliance with the State Onsite Wastewater Treatment System regulation which allows for acceptance of various treatment technologies with specific performance standards in areas of substandard soil, impacted groundwater, and small lot size. The policy will include clearly written guidance for systems of various sizes. The policy will address systems for multifamily development. (Policy HO-2.2)	2010/2011	<b>The State of California has adopted new standards and Basin Plans. Environmental Health Division prepared a new septic ordinance which was approved in 2017. A revised well ordinance will be completed in the future.</b>
A21	<b>Consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. These improvements have been identified in the infrastructure studies for the communities that were sponsored by the County and completed in 2012. (Policy HO-2.2)</b>	Ongoing	<b>Yolo County staff will continue to give support to Community Service Districts in order to facilitate needed improvements, including direct financial assistance through CDBG grants for improvements (e.g., wells in Madison) and will consider on a case by case basis requests for assistance in preparing CEQA documents. No projects in 2015 - 2016.</b>
A22	<b>Pursue agreement from the Department of Housing and Community Development that the County shall receive credit towards meeting RHNA goals for all affordable units built within incorporated cities that are constructed using County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)</b>	Every five years with Housing Element Update (starting 2012/2013)	<b>The County will pursue this agreement with the next Housing Element update.</b>



A23	Support changes to Section 15195 and 15332 of the California Environmental Quality Act Guidelines that would allow for an exemption from environmental review procedures for infill and affordable housing development in unincorporated communities and sites not served by major transit routes similar to the provisions currently available to cities. (Policy HO-3.1)	Ongoing	The County will consider pursuing this type of legislation through its Legislative program.
A24	Assist developers in pursuing tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding under these programs. The County will assist developers with these allocations as opportunities become available. (Policy HO- 3.1)	Ongoing	The County Administrator's Office will continue to pursue bond and tax allocations to support housing programs. The County assisted Mercy Housing with tax credit allocations for the Esparto Project.
A25	Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Policy HO-2.2)	2009/10	Incomplete. Existing staff within the CAO's office is working cooperatively with Yolo Housing Authority to expand housing opportunities; however, a specific Housing Coordinator position has not been created.
A26	Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors, as a part of the annual General Plan review. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)	Annually	This is an ongoing program; the County maintains a Housing Element that contains current data and is effective in implementing housing goals. In addition, the General Plan and Zoning Ordinance include information regarding the Housing Element and provide annual reviews of the General Plan and Housing Element.

A27	Prioritize the review of applications for affordable, farmworker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)	Ongoing	The County continues to make decisions on a case-by-case basis to support individual affordable housing projects and to assist and prioritize the permit processing. Most recently, PPWES staff has prioritized, granted fee waivers, and provided much assistance to the Mercy Housing 80-unit housing project in Esparto.
A28	Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)	2014/15	State Law did this for 2020
A29	Broaden public knowledge of fair housing laws through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)	Ongoing	Staff continues discussions of fair housing issues with interest groups as specific situations or development projects may be proposed. Yolo County Housing maintains information of fair housing laws on their website and holds an annual workshop for landlords and applicants each April in conjunction with Legal Services of Northern CA and HUD. Yolo County Housing collaborates with the CAO's office, as well as with DESS.
A30	Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)	Ongoing	Staff continues to investigate annexation possibilities if and when development applications for properties along Kentucky are submitted to the County. Staff is working on, with the City of Woodland, the inclusion of Westucky Water Association members into the City of Woodland Water Services.
A31	Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to institute a countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. (Policy HO-5.1)	Ongoing	The County partnered on the Bridge to Housing Pilot Program with the City of West Sacramento, Yolo County Housing, community partners and many non-profits to provide a Housing First opportunity for temporary housing and an exit to permanent housing for homeless in West Sacramento.

<p><b>A32</b></p>	<p>Publicize information about rehabilitation loan programs subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries. (Policy HO-5.2)</p>	<p><b>Ongoing</b></p>	<p><b>This is an ongoing program implemented by the County Administrator's Office.</b></p>
<p><b>A33</b></p>	<p>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)</p>	<p><b>Ongoing</b></p>	<p><b>This is an ongoing mandated program that is implemented in the unincorporated areas of the County. Substandard housing complaints within the city jurisdictions are the responsibility of the city. Environmental Health responds to complaints for substandard housing conditions at rental properties in the unincorporated area. Where able, Environmental Health coordinates with Legal Services of Northern California (LSNC) to assist renters with their rights. The program is partially funded through a contract with LSNC, health realignment and cost recovery through fees. Fees are charged to the home owner and costs are recovered whenever possible. A comprehensive voluntary building code inspection would be performed by the Building Division for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs.</b></p>

A34	Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)	2013/14	<b>The County continues to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing</b>
A35	Develop an outreach program to promote financial incentives and assistance programs for energy conservation, including but not limited to Energy Upgrade California Program, Yolo Energy Watch, and financial incentives available through the California Solar Initiative (CSI). Work with Community Action Agencies (e.g., North Coast Energy Services) to increase participation by eligible low-income residents and mobile home owners in the WAP and the Low-Income Home Energy Assistance Program (LiHEAP). (Policy HO-6.1)	2013/14	<b>The County has established the following energy efficiency programs that are available for unincorporated residents, homeowners, and businesses: the Property Assessment Clean Energy (PACE) programs, including CaliforniaFIRST and Ygrene); the California Home Energy Renovation Opportunity (HERO) program. The County is working on the Valley Clean Energy program.</b>
A36	Implement those strategies as described in the adopted Climate Action Plan to improve energy efficiency and water conservation in residential development (see Appendix D).	2013/14	<b>The County continues to work on implementing all 14 Climate Action Plan Action Items that relate to housing development, including updating the County Building Code to meet CALgreen standards and offering the energy efficiency programs noted above in A35.</b>

A37	Prior to the sixth Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities. (Policy HO-1.8)	2021/22	The County participates with SACOG in the RHNA development process.
A38	Promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.	2013/14	The County has details and links to many sites, resources and HUD-approved housing counseling agencies on its website.
A39	Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)	Biennially from 2015	The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance in December 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units.
A40	Explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless.	2014/15	The County received two drought related grants (\$250,000 from CDBG and \$300,000 from HOME) to support residents who were at risk of losing their housing or utility shut off due to unemployment or underemployment as it relates to the Drought. The program is administered by Yolo County Housing.
A41	Consider development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include but are not limited to: a representative from the County Planning and Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.	2014/15	NOT INITIATED

A42	<p>Amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." Ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p>	2013/14	<p><b>The Zoning Ordinance underwent a comprehensive update approved in July 2014, which is consistent with farmworker housing provisions set forth in the Health and Safety Code.</b></p>
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