

2014

Yolo County General Plan Annual Progress Report



Mercy Housing, Esparto

Prepared by:

Yolo County Planning, Public Works and
Environmental Services Department

Table of Contents

Purpose of the Annual Progress Report.....	2
Status of the General Plan	2
Overview of General Plan Status and Consistency with State General Plan Guidelines	2
2014 Amendments to the General Plan	4
Major Milestones and Projects.....	5
Status of General Plan Implementation Actions.....	7
General Plan Fee	7
Grant Administration Summary.....	8
Consistency with County and Department Goals.....	8
Future General Plan Activities	9
Urban Services Line Review.....	11
Capital Improvement Plan Review.....	11
Recent Parks Acquisition.....	11
Interagency Coordination.....	11
Development Activity and Recent Permit Trends	11
Major Development Applications Processed.....	14
New Home Values	14
Rural Residential Estates.....	15
Housing Element Annual Progress Report.....	16
Regional Housing Needs Plan.....	18
Housing Element Program Implementation	20
Removal of Governmental Constraints to Housing	20

FIGURES

Figure 1: General Plan Elements and Adoption Dates	3
Figure 2: Adopted Schedule for New and Updated General Plan Documents	9
Figure 3: Total Planning Permits for Yolo County from 2000-2014.....	12
Figure 4: Total Building Permits for Yolo County from 2000-2014.....	13
Figure 5: Total Building Valuation for Yolo County (in millions) from 2000-2014.....	14

TABLES

Table 1: New Home Construction Valuations in the Unincorporated County 2008-2014 (not adjusted for inflation from year to year)	15
Table 2: New Home Sizes on Ag Parcels within the Unincorporated County (2008-2014)	16
Table 3: 2014 Income Limits for Yolo County.....	17
Table 4: 2014 Affordability Index for Yolo County.....	17
Table 5: Regional Housing Needs Allocation (RHNA) for Unincorporated Yolo County (2013-2021).....	19

ATTACHMENT: California Department of Housing and Community Development Data Tables

Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Yolo County Planning Division staff prepared this annual report for the County Planning Commission, Board of Supervisors, 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 from January 1, 2014 through December 31, 2014. 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 1st of each year (there is no penalty for late filing). 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 the attachment 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 their 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 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 provide 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
- 2006 Parks and Open Space Master Plan
- 2007 Oak Woodland Conservation and Enhancement Plan
- 2011 Climate Action Plan
- 2012 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 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 on February 25, 2010. On September 27, 2012, the DPC determined that the Yolo County 2030 General Plan is consistent with the LURMP, by unanimous vote.

2014 Amendments to the General Plan

State law allows jurisdictions to amend 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 2014, two amendments to the General Plan were approved by the Board of Supervisors. Below is a description of each General Plan amendment.

GPA 2014-01: Changes to retain consistency with recently adopted Zoning Code Update (July 15, 2014)

During the course of the Zoning Code Update a number of mostly minor changes were proposed that required the subsequent amendment of the General Plan to retain the legal consistency between the two documents.

The General Plan Amendment redesignated several properties in the Patwin Road, Esparto, and Clarksburg areas and revised, added, and deleted several tables and policies in the General Plan text to be consistent with the Updated Zoning Code, which was adopted July 15, 2014.

GPA 2014-02: General Plan Policy LU.2.2 Amendment (December 16, 2014)

The General Plan Amendment revised Land Use Policy LU.2.2 of the Yolo Countywide General Plan to be consistent with the intent of the revised Clustered Agricultural Housing Ordinance. The text of the policy was modified to concentrate the clustering provision on antiquated subdivisions and related parcels, instead of addressing all small parcels under 20 acres that are under contiguous ownership with larger parcels.

Major Milestones and Projects

- Adopted comprehensive update to the County Zoning Code to bring it into compliance with the General Plan

Over the past four years, Planning Division staff completed 360 pages of new zoning, subdivision, and related regulations that completely replaced the existing Zoning Code. Each of the sections were reviewed by the County's citizen's advisory committees, and were discussed before the Planning Commission in over a dozen public workshops. Numerous agencies and community organizations were involved in the review, including the Farm Bureau, Capay Valley Ag Task Force, Local Agency Formation Commission, Ag Futures Alliance, Tuleyome, Resource Conservation District, and others. The Zoning Code Update was approved by the Board of Supervisors on July 15, 2014.

- Update of the Housing Element of the General Plan and the related Disadvantaged Unincorporated Communities Assessment

The updated Housing Element and Communities Assessment were approved by the Board of Supervisors on October 8, 2013 and received approval from the California Department of Housing and Community Development (HCD) on January 9, 2014.

- Adoption of three Zoning Code Amendments related to housing

As required by HCD, three Zoning Code Amendments related to housing were adopted in July, 2014 as part of the comprehensive Zoning Code Update. The amendments included: (1) a Reasonable Accommodations ordinance to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act; (2) regulations and development standards for emergency shelters, and supportive and transitional housing projects, that are consistent with State requirements; and (3) housing density bonus incentives for the production of housing in accordance with State law.

- Update of the County Flood Protection Ordinance to ensure consistency with FEMA and DWR requirements

The updated Zoning Code included the necessary recommended changes to the County's Protection Ordinance to ensure continued compliance with State and Federal standards.

- Update of the Clarksburg Area Plan to ensure consistency with the Delta Protection Plan

Staff has prepared a draft Clarksburg Area Plan which was reviewed internally and by the Clarksburg General Plan Advisory Committee during 2014. Adoption is anticipated in summer, 2015.

- Review of the Dunnigan Specific Plan

The 2030 Yolo Countywide General Plan includes five Specific Plan areas that could be the locations of a significant amount of urban growth over the planning period. However, only one of these plans, the Dunnigan Specific Plan, has moved forward. During 2014, staff and consultants met intensively to review and revise the draft Dunnigan Specific Plan. The applicant has been instructed by the County to prepare a jobs/housing program that meets very stringent General Plan policy standards. At this time, it is unclear whether the Specific Plan will proceed to the preparation of an environmental impact report.

- Update of the Clustered Agricultural Housing, and Agricultural Conservation and Mitigation Program Ordinances

An update of the County's Clustered Agricultural Housing to concentrate the clustering provision on antiquated subdivisions and related parcels was approved in December, 2014. The update of a second County agricultural ordinance, the Agricultural Conservation and Mitigation Program Ordinance, was subject to hearings during 2014, and is expected to be adopted in summer, 2015.

- Update of the Inclusionary Housing Ordinance

The Board of Supervisors adopted an update of the County's Inclusionary Housing Ordinance on December 2, 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units.

- Bogle Wind Turbine

Bogle Vineyards requested approval of a Use Permit, Variance, and Flood Hazard Development Permit to construct a single large (1.6 megawatt generating) wind turbine at its wine production facility near the town of Clarksburg. The project was approved in March, 2014.

- Capital Conservation Bank

The project involved a request for a Use Permit, a Flood Hazard Development Permit, and a Williamson Act Open Space Agreement, to construct the first phase (137 acres) of a wildlife conservation bank for the giant garter snake, an endangered species, located in the lower Yolo Bypass. A second phase will proceed if the first phase is successful, subject to further County approvals and associated environmental review. The Capital Conservation Bank was approved on March 14, 2014.

- Teichert Shifler General Plan Amendment

In December, 2014 the Board of Supervisors approved the authorization of a General Plan Amendment study. The application to mine and subsequently reclaim approximately 280 acres would amend the General Plan to add the Mineral Resources Overlay (MRO) land use designation to the southern portion of the site and would add the project site to the Off-Channel Mining Plan (OCMP) and the Cache Creek Area Plan (CCAP). Teichert has not yet submitted a formal application to the County.

Status of General Plan Implementation Actions

There are 486 separate Action Items in the adopted 2030 General Plan. More than 59 percent (285) involve ongoing efforts with no specific completion date. Of the 201 remaining Action Items with a completion date, over one-half (107) have already been completed. Almost two-thirds (64) of the completed Action Items were completed with the adoption of the comprehensive Zoning Code update in July 2014. Thus, over one-half of the scheduled Action Items have been accomplished within the first five years of implementing the 2030 General Plan.

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 on July 20, 2004, which went into effect on September 20, 2004. The revenue from the Yolo County General Plan Cost Recovery Fee is held in trust to pay for 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. Historically, the fee has been based on the construction valuation: 0.4 percent for projects over \$50,000, and 0.2 percent for projects less than \$50,000 in value. In some cases, however, that resulted in the General Plan Fee exceeding the cost of the Building Permit. Consequently, the Board of Supervisors revised the fee in 2012, changing it to 10 percent of the building permit fee for projects over \$50,000, and five percent for projects less than \$50,000. This has resulted in a more equitable and less expensive fee structure for applicants.

During the 2013-2014 Fiscal Year (FY) ending in June, 2014, approximately \$31,400 in fees were generated, which is similar to the fees generated in FY 2014-2015. About two thirds of the funds raised by this fee over the last several fiscal years have gone to pay for expenditures associated with the 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 will be completed in 2015. Other costs that have been, or will be, supported by the fund include the preparation of the comprehensive Zoning Code Update, the Housing Element Update, and future community and area plans that are called for in the 2030 General Plan.

Grant Administration Summary

In 2010, the Strategic Growth Council awarded Yolo County a \$140,000 Sustainable Communities Planning Grant to prepare a zoning ordinance and development standards that promote sustainable development and reduce greenhouse gas emissions. Contracts for the grant were approved in February, 2012. By the time of the adoption of the Zoning Code Update, \$106,200 had been reimbursed to the County from the grant.

Consistency with County and Department Goals

As adopted in the 2013-2014 Fiscal Year Budget, the Development Services Division set out last year to accomplish the following goals. A brief summary of the Department's success towards fulfilling each goal is provided below.

- Improve project review process/customer satisfaction

Staff has initiated several improvements to the project review process over the past two years, including the elimination of several building inspection requirements, an update to the County GIS platform, on-line business license renewal, and expanded electronic permit tracking. During 2014 staff worked extensively on the merger of the Environmental Health Division into the Planning and Public Works Department, creating a new Department of Planning, Public Works and Environmental Services. Completion of the merger will implement a "one-stop shop" permit counter, to be completed in 2015/2016.

- Adopt comprehensive update to the County Zoning Code to bring it into compliance with the General Plan

As already noted above, the massive effort by staff to write 360 pages of new zoning regulations to replace the antiquated current code was completed in July, 2014.

- Update the Housing Element to the General Plan

The updated Housing Element was approved by the California Department of Housing and Community Development in January, 2014.

- Update the County Flood Damage Prevention Ordinance to ensure consistency with FEMA and DWR requirements

The updated Zoning Code included the necessary recommended changes to the Flood Damage Prevention Ordinance to ensure continued compliance with State and Federal standards.

- Update Clarksburg Area Plan to ensure consistency with the Delta Protection Plan

Staff has prepared a draft Clarksburg Area Plan which is under review and will be adopted in summer 2015.

- Complete planning for UC ag/food research park

This work involves supporting the City of Davis staff and planning effort for the Nishi property. It is ongoing in 2014-2015.

Future General Plan Activities

Staff's recent focus has been on overhauling the Zoning Ordinance and other sections of the County Code to bring them into conformance with the adopted General Plan. The Comprehensive Zoning Code Update was approved by the Board in July 2014. Staff continues to work on various ordinance updates and revisions to bring them into compliance with adopted General Plan policies.

On November 10, 2009, the Board of Supervisors adopted the following schedule for updating the General Plan and its components:

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

Plan	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Capay Valley Area Plan	Policy LU-3.1	Update the existing 1983 Capay Valley Area Plan. (Update completed in 2008, put on hold.)	Adoption by Fall, 2010.	ADOPTED December 7, 2011.
Climate Action Plan	Action CO-A115	Update the existing 1982 Energy Plan to ensure consistency with state and federal requirements.	Started in October, 2009. Adoption by Fall, 2010.	ADOPTED March 15, 2011.
Cache Creek Area Plan	Action CO-A43	Update the existing 1996 Cache Creek Area Plan. The administration of this plan is under the County Administrator's Office.	Currently underway. Adoption by December, 2010.	ADOPTED March 15, 2011.
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.	COMPLETE
Clarksburg Area Plan	Action CC-A22	Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta Land Use and Resource Management Plan (LURMP).	Adoption by Spring, 2011.	PENDING Estimated completion September, 2015.
Dunnigan Community Plan	Action CC-A17	Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan Community Plan.	Started in May, 2009. Adoption by Spring, 2011.	ON HOLD On hold by applicant.

Plan	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	Start in January, 2011. Adoption by Fall, 2012.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	Start in January, 2011. Adoption by Spring, 2013.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Esparto Community Plan	Action CC-A22	Update the existing 2007 Esparto Community Plan, and incorporate policies and zoning for the 79-acre mixed use area.	Start in Spring, 2012. Adoption by Spring, 2014.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	Start in Spring, 2012. Adoption by Spring, 2014.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Knights Landing Community Plan	Action CC-A18	Prepare the Knights Landing Specific Plan, which will supersede the 1999 Knights Landing Community Plan. (On hold until a development application is received.)	If no application is received by 2014, work will begin to complete update by 2015.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Madison Community Plan	Action CC-A19	Prepare Madison Specific Plan, which will supersede the 1974 Madison Community Plan. (On hold until a development application is received.)	If no application is received by 2014, work will begin to complete update by 2015.	DELAYED Depending on need, work may not begin until 2017, at earliest.
Elkhorn Community Plan	Action CC-A20	Prepare the Elkhorn Specific Plan (new plan).	On hold until a development application is received.	ON HOLD
Covell/Pole Line Community Plan	Policy CC-3.20	Prepare Covell/Pole Line Specific Plan (new plan).	On hold until a development application is received.	ON HOLD

Since it was adopted in 2009, implementation of the schedule has been slowed by the loss of 3.4 planning positions due to budget limits. In addition, planning staff has been heavily engaged in the completion of the Zoning Code Update. Additionally, the continued lull in construction activity and lack of private development proposals in any of the designated specific plan areas,

except for Dunnigan, has delayed the schedule and need for updating several of the various community and area plans.

Urban Services Line Review

There were no changes to any growth boundary or urban services line during 2014.

In 2014, the Local Agency Formation Commission (LAFCo) approved the dissolution of the Yolo-Zamora Water District.

Capital Improvement Plan Review

Staff has reviewed the Capital Improvement Plan for 2014/2015 and determined it to be consistent with the General Plan.

Recent Parks Acquisition

The County did not acquire any new park land during 2014.

Interagency Coordination

Over the past year, staff has continued its partnership with the Sacramento Area Council of Governments (SACOG), especially in the areas of climate change, affordable housing allocations, the Metropolitan Transportation Plan, the Rural-Urban Connections Strategy (RUCS), and other matters of regional importance.

In addition, County staff regularly coordinates 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. Staff has been actively participating in the development of the Sacramento Metropolitan Airport Plan and the Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).

Development Activity and Recent Permit Trends

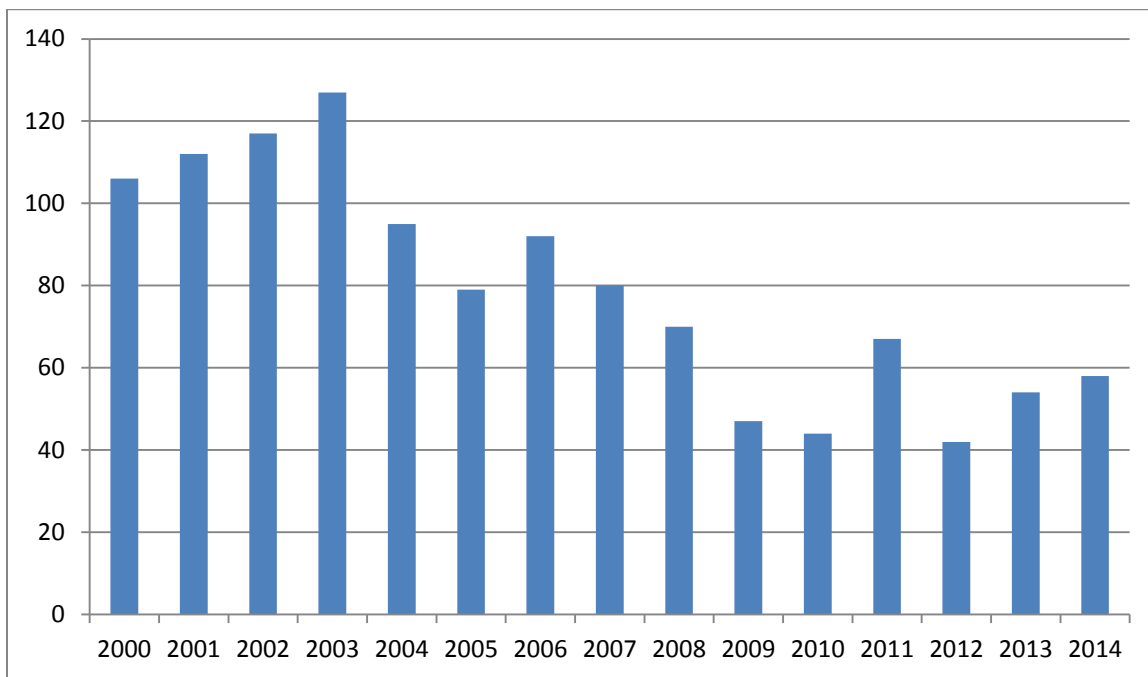
Over the past 15 years, the Development Services Division has taken in an average of 80 planning and zoning applications annually, including applications for subdivisions, use permits, site plans reviews, lot line adjustments, and Williamson Act successor agreements. In 2014, the Development Services Division took in 58 planning applications, or about 73% of the annual average. The lowest number in the past 15 years was in 2012, when only 42 planning applications were submitted. A figure of the recent trend in development applications is show below in Figure 3.

Planning 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. Planning applications peaked in 2003 (three years before the housing market peak in 2006) and have been generally declining since. No new major subdivision applications have been received

in the past decade. In 2009, the Board of Supervisors directed staff to no longer process applications for new Williamson Act contracts and/or changes that would result in extending existing contracts. This action, along with continuing uncertainty regarding the long term prospects of the Williamson Act program, have significantly reduced the number of such applications.

It should be noted, however, that while the number of planning applications in recent years has generally been low, the complexity of individual applications has increased. State regulations have expanded over the last decade, particularly in the area of water quality, endangered species, and climate change. There are new entities to work with, including the Yocha De He Wintun Nation, three new Citizens Advisory Committees, and numerous interest groups. Projects also have to address a host of new local regulations, such as agricultural mitigation, affordable housing, smart growth, and other issues for which there were no requirements in 2000.

Figure 3: Total Planning Permits for Yolo County from 2000-2014



As mentioned earlier, typically there is a lag of several years 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 between 2000 and 2003 wasn't reflected in the number of building permits issued until 2004-2006.

As shown in the graph below, between 2000 and 2010, the total number of building permits remained relatively steady. However, 2011 saw the lowest level of total permits in the past decade. 2012 saw a nine percent increase, but was still the second lowest rate in the past 13 years. There was a significant gain of 21 percent in 2013, compared with 2012, indicating that the County was finally back on a slight sustained upswing for the first time since 2006.

However, there has been a change in the nature of the building permits in recent years. While permits in the earlier part of the decade were typically for new construction of homes, commercial buildings, and agricultural structures, permits in the last several years have instead been dominated by rewiring, roofing, and other minor remodels. This contrast between the number of permits and their complexity can best be depicted by the cost of new construction, as shown in the figure below. 2014 actually saw a slight decrease in total building permits issued from the previous year—735 building permits were issued in 2014 compared with 743 in 2013.

Figure 4: Total Building Permits for Yolo County from 2000-2014

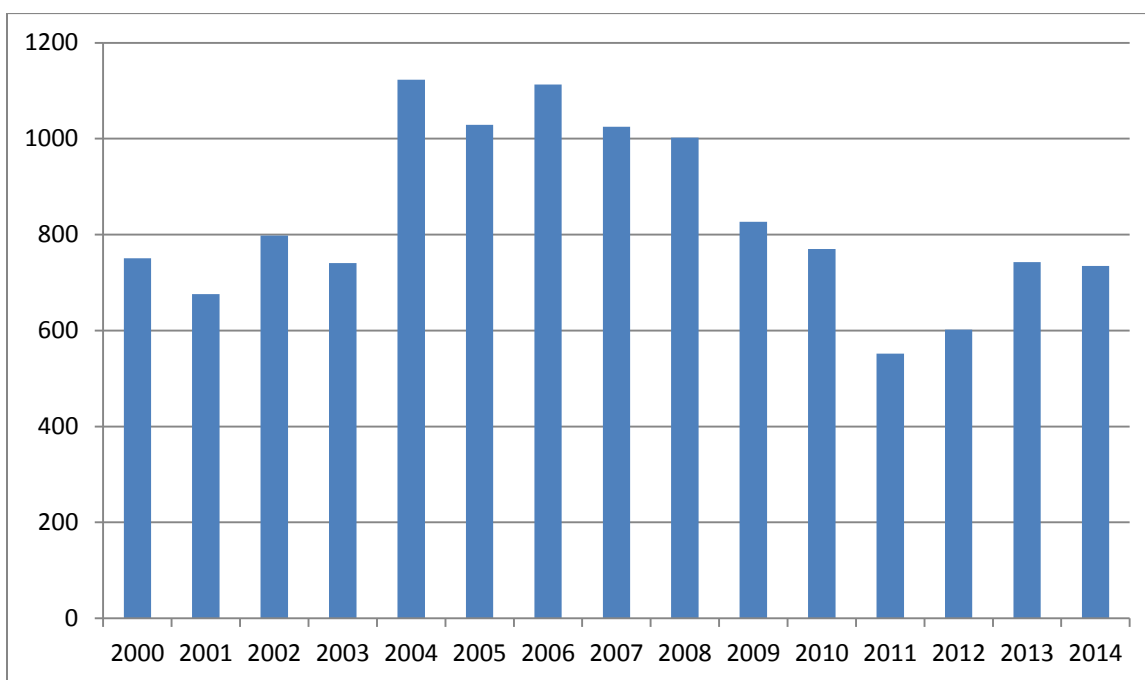


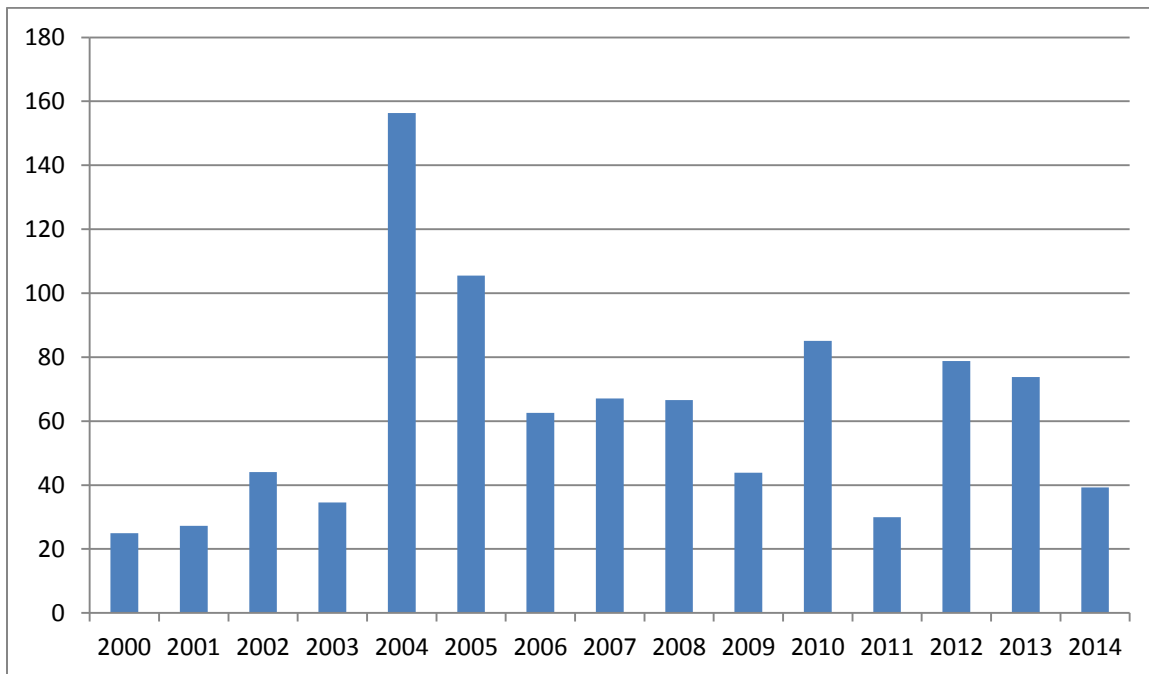
Figure 5, below, provides a much more dramatic illustration of the recent real estate bubble. Whereas in the previous figure, the peak in the number of building permits was only 30 percent greater than the lowest year, the figure below shows a peak in construction value in 2004 of 600 percent compared with 2000. The Wild Wings development was at the height of construction in 2004, with new homes generally ranging from \$500,000 to \$800,000. It should be noted that these numbers are not adjusted for either inflation or changes in the cost of labor, materials, etc.

In 2010, total valuation substantially increased from recent years, exceeding \$85 million. One very large project, the Bogle Winery production facility in Clarksburg, was valued at \$35 million, which significantly skewed the data. If the winery is excluded, total valuation decreased to about the level seen in 2001. 2012 saw another rapid rise in valuation, but this was also skewed by the new Monsanto laboratory and office building, which accounted for 40 percent of 2012's valuation total. An expansion of the Bogle facility made up another 10 percent. Without these two projects, 2012's valuation numbers would have been the lowest since 2003.

The year 2013 saw a six percent decrease in building valuation from 2012. Like 2010 and 2012, the 2013 year figures were also skewed by several large projects, including Bogle Winery (26 percent of the annual total), Yolo County solar facility (15 percent), and Clark-Pacific (11 percent). Without these three projects, total valuation would have been similar to the numbers seen in 2011.

Unfortunately, there were few large scale projects that significantly contributed to the total construction valuation in 2014. Therefore, 2014 saw a 47 percent decrease in construction valuation compared to 2013 numbers. The three largest projects included improvements to the Monsanto complex, the construction of a two megawatt solar facility near Winters, and the expansion of the Bogle Winery, which taken together comprised approximately 20 percent of the year's \$39.3 million total construction valuation.

Figure 5: Total Building Valuation for Yolo County (in millions) from 2000-2014



Major Development Applications Processed

As a result of the ongoing economic challenges in the Sacramento region, there were few major development applications processed during 2014. The few notable projects approved during the past year included the Bogle wind turbine and the Capital Conservation Bank.

New Home Values

Since the current economic downturn began in 2008, not only have the number of new homes plummeted, but the costs to construct new homes has also plunged. Whereas in 2008, there were six new homes exceeding \$1 million, only four in that price range have been built in the six years since. At the opposite end of the spectrum, new homes valued at under \$100,000 accounted for 83 percent of all new homes in 2012 (reflecting the construction of 40 low-income apartment units by Mercy Housing in Esparto). In general, new home construction has been trending away from higher priced units, with nearly half of all new homes in the last seven years

valued at less than \$250,000. Table 1, below, shows new home construction valuations in the unincorporated County between 2008 and 2014.

Table 1: New Home Construction Valuations in the Unincorporated County 2008-2014 (not adjusted for inflation from year to year)

	2008	2009	2010	2011	2012	2013	2014	Total
Under \$100,000	6	3	3	7	40	2	4	67 (25%)
\$100,000 – \$250,000	25	10	17	2	0	1	5	60 (23%)
\$250,000 – \$500,000	39	10	10	3	3	20	4	89 (34%)
\$500,000 – \$1,000,000	2	5	5	2	5	8	9	36 (14%)
Over \$1,000,000	6	0	0	3	0	0	1	10 (4%)
Total	78	28	35	17	48	31	23	260 (100%)

Rural Residential Estates

There has been a concern in recent years regarding the trend towards converting farmland into rural residential “estates.” Homes in rural areas can make farming on adjoining parcels more difficult due to spraying restrictions, nuisance complaints, land values, and trespassing. Several initiatives in the 2030 General Plan seek to create new programs to limit the potential for this type of development. To better understand the issue, staff has been evaluating new home construction on agriculturally zoned land over the past seven years.

As Table 2 shows, 110 homes have been built on agriculturally zoned parcels over the past seven years. A large majority of these homes (68 percent) were between 1,000 and 3,000 square feet (sf), which are average by modern standards. In contrast, only 37 percent of the homes were larger than 3,000 sf, including five homes over 6,000 sf and one of nearly 8,000 sf. Similarly, homes in the agricultural area tend to be built on existing smaller parcels of less than 20 acres (44 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 the Unincorporated County (2008-2014)

	0-20 Acres	20-40 Acres	40-80 Acres	Over 80 Acres	Total
Under 1,000 sf	2	0	3	0	5 (5%)
1,000 – 2,000 sf	15	7	6	7	35 (32%)
2,000 – 3,000 sf	17	4	7	5	33 (30%)
3,000 – 4,000 sf	6	3	6	3	18 (16%)
4,000 – 5,000 sf	6	2	1	1	10 (9%)
Over 5,000 sf	2	1	1	5	9 (8%)
Total	48 (44%)	17 (15%)	24 (22%)	21 (19%)	110 (100%)

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 Department of Finance estimates that in 2014, unincorporated Yolo County had a total of 7,345 housing units, with an average of 2.88 persons per household. The housing stock includes approximately 82 percent single family homes; 5 percent multiple family homes; and 12 percent mobile homes. (The portion of single family homes in the unincorporated area is much higher than in the cities, where between 56 and 77 percent of the housing is composed of single family homes.) An additional 7,136 people live in group quarters (primarily student housing at UC Davis), which makes up about 27 percent of the total unincorporated area population.

The vacancy rate for the unincorporated County was estimated at 9.4 percent, which is lower than the 13.0 percent vacancy rate in unincorporated areas statewide, and remained the 17th lowest in the state (same as 2013). Yolo County’s overall vacancy rate, including the four cities, in 2014 was 5.3 percent, which was lower than the statewide average of 7.9 percent. The majority of counties with lower vacancy rates are urbanized jurisdictions located in the Bay Area and Southern California along the coast. Areas with the highest vacancy rates of 20 percent and higher are generally found in the Coastal Range, Sierra Nevada, and high desert areas. This is consistent with indications over the past year that the Bay Area and parts of the Los Angeles area are recovering quicker than the rest of the state in the current economy, creating demand for new housing.

Total Net Housing Units Added in 2014

The County Planning, Public Works and Environmental Services Department approved 23 building permits for residential units in the unincorporated area, excluding UC-Davis, during

calendar year 2014. The total number of new units was partially offset by 8 demolition permits issued for homes in 2014, for a net gain of 15 units in the unincorporated area.

New Affordable Housing Units Added in 2014

The County Planning, Public Works and Environmental Services Department does not monitor or require detailed information regarding the sales and/or rental prices of new residential units. The OPR Housing Element Guidelines do not mandate local agencies to keep such information.

For Yolo County in 2014, the state Housing and Community Development Department (HCD) defined the median household income for a family of four in Yolo County as \$76,900. In other words, half of the households with four people in Yolo County earned less than this amount, and half earned more. 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 3: 2014 Income Limits for Yolo County

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$16,150	\$26,950	\$43,050	\$53,850	\$64,600
2	\$18,450	\$30,800	\$49,200	\$61,500	\$73,850
3	\$20,750	\$34,650	\$55,350	\$69,200	\$83,050
4	\$23,050	\$38,450	\$61,500	\$76,900	\$92,300
5	\$24,900	\$41,550	\$66,450	\$83,050	\$99,700
6	\$26,750	\$44,650	\$71,350	\$89,200	\$107,050
7	\$28,600	\$47,700	\$76,300	\$95,350	\$114,450
8	\$30,450	\$50,800	\$81,200	\$101,500	\$121,850

Using the above affordable income criteria for a family of four, the purchase price or rent limits for each income category in Yolo County can be calculated as follows. Please note that with regards to mortgages, a number of assumptions are required.

Table 4: 2014 Affordability Index for Yolo County

Category	Rent or Monthly Mortgage	Approximate Home Purchase Price
Extremely Low Income	\$576	\$112,000
Very Low Income	\$961	\$188,000
Low Income	\$1,538	\$300,000
Median Income	\$1,923	\$375,000
Moderate Income	\$2,308	\$450,000

The table above assumes either a rent or a mortgage debt-to-income ratio of no more than 30 percent. For owners, it also assumes a 20 percent down payment, a 5 percent mortgage interest rate, property taxes of one percent, and insurance of 0.5 percent. As those factors vary, the amount of the mortgage afforded by the household will also change.

Over the past four years, housing prices have dropped steeply, significantly expanding the available pool of homes that are affordable to families within targeted incomes. However, the shortage of liquidity has made borrowing far more difficult than it has been throughout most of the past decade. Applicants are required to have a much higher credit scores and banks are reluctant to loan at 100 percent of the home value, typically requiring a 20 percent down payment.

At present, it is particularly challenging for many families to save for a down payment, given job uncertainties, unemployment, wage and benefit reductions, and higher consumer prices. As a result, the issue of housing affordability has shifted from a focus on housing prices to one of financing. Local and state governments do not have the fiscal resources available to provide a pool of funding to assist affected families by providing gap financing. Different strategies have yet to be developed to respond to the new challenges created by these changes.

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 needs plan allocates 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 eight year period 2013-2021. 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 the worse economy and steep declines in housing prices. As noted in the adopted Housing Element, although SACOG assumed that 1,528 units would be built at West Village during the 2013-2021 planning period, the projections will likely not be realized.

According to UC Davis, 664 new units (all rental units) in West Village had been built and occupied as of end of calendar year 2014. The University expects to construct another 343 units before 2021, resulting in a total of 1,007 units at West Village. If the University does not build any other housing in the unincorporated area, this leaves the County responsible for making up the difference of 883 units. (The UC-Davis Web site for West Village states that “Under the neighborhood master plan for UC Davis West Village, a future construction phase could include another 882 student beds and 132 single-family homes on 94 additional acres. No timeline has been set for this phase.”) If no more than 1,007 units are constructed at West Village by 2021, the County would theoretically be required to accommodate a total of 883 units, instead of the 362 units originally allocated by the RHNA.

In order for the County (excluding UCD) to fully meet the 2013-2021 RHNA goal of 883 units, there would have to be an average of approximately 98 homes built in the unincorporated area each year. In 2013 and 2014, 31 and 23 homes, respectively, were constructed. It is expected that should the housing market rebound later in this decade, and if several hundred approved but not yet constructed subdivision units in Esparto move forward, the number of homes built annually could meet the average level of housing growth (100 units/year) needed to meet the RHNA goal.

However, it should be reiterated that local governments are only required to ensure that sufficient land zoned for appropriate housing is available to meet the demand; compliance with SACOG RHNA is not dependent upon the actual number of homes constructed. The demand or financial feasibility may not be present in the unincorporated areas to develop housing, because of infrastructure (sewer and water) and other constraints. The lack of zoned land to accommodate the desired amount of new housing is not a constraint. As documented in the adopted Housing Element, the existing designated and zoned land in the 2030 General Plan and current zoning maps is sufficient to achieve the RHNA numbers.

The attached tables 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. Table C in the attachment 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 is on track with implementation of its Housing Element.

Removal of Governmental Constraints to Housing

On March 24, 2009, the Board of Supervisors established an in-lieu affordable housing fee for projects that meet specific criteria. These fees are administered by the County Administrator's Office (Economic Development Manager). When combined with Community Development Block Grant funds, more than \$500,000 has been provided for use in the creation of future affordable housing projects.

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.

The recently adopted Zoning Code includes numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing.

ATTACHMENT

California Department of Housing and Community Development Data Tables

Table A: Annual Building Activity Report

Table A2: Units Rehabilitated, Preserved, and Acquired

Table A3: Annual Building Activity Report for Moderate and Above Moderate-Income Units

Table B: Regional Housing Needs Allocation Progress

Table C: Housing Element Program Implementation Status

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Yolo County
Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
APN 049-100-024	SF	unknown	1				1			Affordability for all units based on construction valuation reported at building permit issuance	
APN 049-433-001	SF	unknown	1				1				
APN 051-190-018	MH	unknown	1				1				
APN 050-030-010	SF	unknown	1				1				
APN 048-090-010	SU	unknown	1				1				
APN 051-181-028	SF	unknown	1				1				
APN 051-181-028	SU	unknown		1			1				
APN 025-470-030	SF	unknown		1			1				
APN 040-220-033	SF	unknown		1			1				
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			4	10		14					
(10) Total by income Table A/A3 ▶ ▶			6	3	4	10	23				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Yolo County
Reporting Period 1/1/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	4					4	
No. of Units Permitted for Above Moderate	10					10	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Yolo County
Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	427										367
	Non-deed restricted		54	6								
Low	Deed Restricted	299										243
	Non-deed restricted		53	3								
Moderate	Deed Restricted	351										291
	Non-deed restricted		55	5								
Above Moderate		813	25	10							35	778
Total RHNA by COG. Enter allocation number:		1,890										
Total Units ▶ ▶ ▶			187	24							211	1,679
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals. **YOLO COUNTY NOTE:** The RHNA numbers also include UC Davis (West Village) units. UC Davis built the following: 2013- 157 rental units; 2014- 1 rental unit. State Housing Element law permits Yolo County to assume that housing at densities of at least 20 units per acre will be affordable for lower-income households. The 156 units built in 2013 are therefore divided equally into RHNA allocations levels for very-low (52 units), low- (52 units), and moderate-income (52 units) households. The one unit built in 2014 is included in the moderate-income level.

TABLE C

HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS (2014)

Number	Language	Responsibility	Timeframe	Status
A1	As part of each community plan update or preparation of a specific plan, 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. (implements Policy HO-1.1)	Planning, Public Works and Environmental Services	With each Community Plan Update/ Specific Plan	ONGOING These requirements will be included in each community plan and specific plan. Staff worked on the Clarksburg General Plan Update in 2014, with expected adoption date in 2015. Dunnigan Specific Plan on hold.
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. (Policy HO-1.1)	Planning, Public Works and Environmental Services	With each Community Plan Update/ Specific Plan	ONGOING These requirements will be included in each community plan and specific plan. Staff worked on the Clarksburg General Plan Update in 2014, with expected adoption date in 2015. Dunnigan Specific Plan on hold.
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. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO 4.2)	Planning, Public Works and Environmental Services	Ongoing	ONGOING These requirements will be included in each community and area plan, as they are updated to come into conformance with the 2030 General Plan. Staff worked on the Clarksburg General Plan Update in 2014, with expected adoption date in 2015. Dunnigan Specific Plan on hold.
A4	Apply resale controls, and rent and income restrictions, to ensure that affordable housing	Planning, Public Works and Environmental Services	Ongoing	ONGOING Staff continues to enforce the

Number	Language	Responsibility	Timeframe	Status
	units created through incentives and as a condition of development approval contain long-term affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)			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 Resident Ownership Program (MPROP). Provide existing renters with information packets detailing available options for converting their rental units into affordable ownership properties through the CalHome program. Provide this information online and through the public library system. (Policy HO-1.4)	County Administrator's Office/ Planning, Public Works and Environmental Services	Ongoing	ONGOING The County PPWES Department was involved with preserving at-risk affordable units and mobile home parks and ran a maintenance program for mobile home and recreational vehicle parks. The County continues to administer this program.
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)	County Administrator's Office/ Planning, Public Works and Environmental Services	Annually	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)	Planning, Public Works and Environmental Services/ County Administrator's Office	Ongoing	ONGOING Staff continues to post updated maps and list of current subdivisions on the PPWES website and the County Administrator's Office continues to work with affordable housing developers. The County and the Housing Authority are working with Mercy Housing on a new construction, multi-family 40 unit apartment project in Esparto to be completed December 2016.

Number	Language	Responsibility	Timeframe	Status
A8	<p>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)</p>	<p>County Administrator's Office/ Planning, Public Works and Environmental Services</p>	<p>Ongoing</p>	<p>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 in late 2015 and early 2016.</p>
A9	<p>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. These programs include, but are not limited to the following:</p> <ul style="list-style-type: none"> ■ State Predevelopment Loan Program (PDLP); ■ Multi-Family Housing Program (MHP); ■ Rural Development Assistance Program; ■ State Joe Serna Farmworker Grant Program (FWHG); ■ Community Development Block Grant Program (CDBG); ■ Water and Waste Disposal Program, ■ USDA Rural Development, Section 515 Program; 	<p>County Administrator's Office</p>	<p>Annually</p>	<p>ONGOING Yolo County, in collaboration with the four cities has received approximately \$550,000 in CDBG and HOME funds to assist drought stricken families in unincorporated Yolo, West Sacramento, Woodland and Winters. Funds are administered by the Housing Authority. Yolo County has also received \$4,600,000 from HOME Investment Partnership Program funds for a new construction, multi-family 40 unit apartment project in Esparto, to be completed December 2016.</p>

Number	Language	Responsibility	Timeframe	Status
	<ul style="list-style-type: none"> ■ USDA Rural Development, Section 523/524 Technical Assistance Grants; ■ Housing Preservation Grant Program; ■ Home Investment Partnerships Program (HOME). ■ Mercy Loan program (Policy HO-2.1) 			<p>Mercy Housing is the Developer on this project. The County Administrator's Office continues to work with affordable housing developers to support affordable housing projects.</p>
A10	<p>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)</p>	<p>County Administrator's Office</p>	<p>Annually</p>	<p>ONGOING 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 assisted two extremely low income households with major housing rehabilitation projects in the unincorporated areas of Capay and Esparto. 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.</p>
A11	<p>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)</p>	<p>County Administrator's Office</p>	<p>Annually</p>	<p>ONGOING 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 through the use of Project Based Vouchers in</p>

Number	Language	Responsibility	Timeframe	Status
				Esparto Phase I and in the upcoming Esparto Phase II.
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)	County Administrator's Office/ Planning, Public Works and Environmental Services	Annually	ONGOING 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)	County Administrator's Office	Annually	ONGOING 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)	County Administrator's Office/ Planning, Public Works and Environmental Services/ General Services Department	Annually	ONGOING 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. The County is currently in partnership with Yolo County Housing on development of a new affordable housing complex for MHSA clients, as well as other special needs clients and families on a vacant County lot.
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)	Planning, Public Works and Environmental Services, County Administrator's Office	Ongoing	IN PROCESS The County has established a GIS database and has an updated list of vacant parcels prepared for the 2013 Housing Element Update. County PPWES staff continue to explore ways to make the GIS database more

Number	Language	Responsibility	Timeframe	Status
				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)	County Administrator's Office	Ongoing	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	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)	County Administrator's Office	Ongoing	ONGOING 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. RCRC receives and distributes \$1.3 million in funding to the County. The funding provides tax credits from interest paid on the home to lower monthly payments and make it easier for households with lower incomes to qualify for a loan. The funding supplies \$1.5-1.6 million per year in tax credits, and when pooled with CHF funding, allows RCRC and the County to fund 8 to 10 mortgages per year.
A18	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)	County Administrator's Office	Ongoing	ONGOING See above.
A19	Notify public and/or private sewer and water providers of their responsibility under State law	Planning, Public Works and Environmental Services	2013/2014 and Ongoing	ONGOING The County will continue to

Number	Language	Responsibility	Timeframe	Status
	(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)			work with Community Service Districts and other service providers to ensure compliance with State law and to support affordable housing projects.
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)	Planning, Public Works and Environmental Services (Environmental Health Division)	2010/2011	IN PROCESS The State of California has adopted new standards and Basin Plans. Environmental Health Division is currently drafting the ordinances with an expected completion date of January 1, 2016. The State requires submittal of the local septic program plan for review and approval by May 2016. The well ordinance will be completed in tandem with the septic ordinance update.
A21	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)	Planning, Public Works and Environmental Services	Ongoing	ONGOING 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 2014.
A22	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	Planning, Public Works and Environmental Services	Every five years with Housing Element Update (starting 2012/2013)	The County will pursue this agreement with the next Housing Element update.

Number	Language	Responsibility	Timeframe	Status
	County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)			
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)	Planning, Public Works and Environmental Services/ County Administrator's Office	Ongoing	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)	County Administrator's Office	Ongoing	ONGOING The County Administrator's Office will continue to pursue bond and tax allocations to support housing programs. The County is currently assisting Mercy Housing with tax credit allocations for the Esparto Project. Mercy is applying in the July 2015 round.
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)	County Administrator's Office/ Human Resources Department	2009/2010	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)	Planning, Public Works and Environmental Services	Annually	ONGOING 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

Number	Language	Responsibility	Timeframe	Status
				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)	Planning, Public Works and Environmental Services/ County Administrator's Office	Ongoing	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. In 2014, staff met with Mercy representatives regarding their proposed timeline for submitting plans for Phase II.
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)	Planning, Public Works and Environmental Services	2014/2015	ONGOING This is an ongoing program to allow and encourage secondary dwelling units in existing residential and agricultural zones while maintaining the character of the existing neighborhood.
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)	Health Department/ County Administrator's Office, Department of Employment and Social Services	Ongoing	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

Number	Language	Responsibility	Timeframe	Status
				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)	County Administrator's Office	Ongoing	ONGOING Staff continues to investigate annexation possibilities if and when development applications for properties along Kentucky are submitted to the County. Staff explored, with the City of Woodland, the possibility of 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)	County Administrator's Office	Ongoing	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.
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)	County Administrator's Office	Ongoing	ONGOING This is an ongoing program implemented by the County Administrator's Office.
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)	Planning, Public Works and Environmental Services	Ongoing	ONGOING This is an ongoing mandated program that is implemented in the unincorporated areas of the County. Substandard

Number	Language	Responsibility	Timeframe	Status
				<p>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.</p> <p>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.</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	County Administrator's Office	2013/2014 and Ongoing	<p>ONGOING</p> <p>The County continues to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing conditions database. The</p>

Number	Language	Responsibility	Timeframe	Status
	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)			County assisted two extremely low income households with major housing rehabilitation projects in the unincorporated areas of Capay and Esparto.
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)	Planning, Public Works and Environmental Services/ County Administrator's Office	2013/2014	ONGOING 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
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).	Planning, Public Works and Environmental Services/ County Administrator's Office	2013/2014	ONGOING 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)	Planning, Public Works and Environmental Services	2011/2012, 2016/2017, 2021/2022, 2026/2027	ONGOING 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.	Planning, Public Works and Environmental Services/ County Administrator's Office	2013/2014	ONGOING The County has details and links to many sites, resources and HUD-approved housing counseling agencies on its website.

Number	Language	Responsibility	Timeframe	Status
A39	Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)	Planning, Public Works and Environmental Services	Biennially, beginning in 2015	ONGOING The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance on December 2, 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.	Planning, Public Works and Environmental Services/ County Administrator's Office	2014/2015	ONGOING The County has received two drought related grants (\$250,000 from CDBG and \$300,000 from HOME) to support residents who are 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.	County Administrator's Office	2014/2015	NOT YET INITIATED
A42	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	Planning, Public Works and Environmental Services	2013/2014	COMPLETED 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.

Number	Language	Responsibility	Timeframe	Status
	<p>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>			
A43	<p>Support the provision of housing for persons with disabilities, including developmental disabilities, by:</p> <ul style="list-style-type: none"> ■ Seeking State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. ■ Providing regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. ■ Coordinating with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. 	<p>Planning, Public Works and Environmental Services</p>	<p>2013/2014</p>	<p>ONGOING The County will seek State and Federal funds as staffing is available to complete grant applications and as private applicants submit applications for housing projects for disabled persons.</p>