

2017

# Yolo County General Plan Annual Progress Report



Mercy Housing, Esparto

Prepared by:

Yolo County Community Services  
Department

## Table of Contents

|  |    |
|--|----|
| Purpose of the Annual Progress Report.....   | 3  |
| Status of the General Plan .....   | 3  |
| Overview of General Plan Status and Consistency with State General Plan Guidelines ..... | 3  |
| 2017 Amendments to the General Plan .....  | 5  |
| Major Milestones and Projects in 2017 .....  | 6  |
| Status of General Plan Implementation Actions .....                                      | 7  |
| General Plan Fee .....   | 8  |
| Grant Administration Summary .....   | 8  |
| Consistency with County and Department Goals .....                                       | 8  |
| Future General Plan Activities .....   | 11 |
| Urban Services Line Review .....   | 13 |
| Capital Improvement Plan Review .....  | 14 |
| Recent Parks Acquisition .....   | 14 |
| Interagency Coordination.....  | 14 |
| Development Activity and Recent Permit Trends .....                                      | 14 |
| Planning Applications .....  | 14 |
| Building Permits.....  | 15 |
| New Home Values .....  | 18 |
| Rural Residential Estates .....  | 18 |
| Housing Element Annual Progress Report.....  | 19 |
| Historical Housing Construction.....   | 19 |
| Affordable Housing Units Added in 2017 .....   | 20 |
| Regional Housing Needs Plan .....  | 22 |
| Housing Element Program Implementation.....  | 24 |
| Removal of Governmental Constraints to Housing .....                                     | 24 |

## Table of Figures and Tables

### FIGURES

|   |    |
|---|----|
| Figure 1: General Plan Elements and Adoption Dates .....  | 4  |
| Figure 2: Adopted Schedule for New and Updated General Plan Documents .....                     | 11 |
| Figure 3: Total Planning Permits for Yolo County from 2000-2017 .....                           | 15 |
| Figure 4: Total Building Permits for Yolo County from 2000-2017 .....                           | 16 |
| Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) from 2000-2017 ..... | 17 |

### TABLES

|  |     |
|--|-----|
| Table 1: New Home Construction Valuations in Unincorporated Yolo County 2008-2017                    | 18  |
| Table 2: New Home Sizes on Ag Parcels within Unincorporated Yolo County 2008-2017.....               | 19  |
| Table 3: New Housing Construction in Unincorporated Yolo County 2008-2017 .....                      | 198 |
| Table 3: 2017 Income Limits for Yolo County.....   | 21  |
| Table 4: 2017 Affordability Index for Yolo County.....   | 21  |
| Table 5: Regional Housing Needs Allocation (RHNA) for Unincorporated Yolo County<br>(2013-2021)..... | 22  |

### 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 the one-year period from January 2017 through December 2017.

The report is prepared 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 during 2017. 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 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 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

| General Plan Element                         | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |  |  |  |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|--|--|
| Yolo – Zamora Area Plan                      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Yolo Bypass Area Plan                        |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Public Facilities and Services Element       |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Monument Hills Specific Plan                 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Madison Community (adopted 1974)             |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Land Use and                                 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Knights Landing Community                    |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Housing Element                              |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Health and Safety Element                    |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Esparto Community                            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Dunnigan Community                           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Delta Land Use and                           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Covell – Poleline Specific Plan              |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Conservation and Open Space Element          |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Clarksburg Area Plan                         |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Circulation Element                          |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Capay Valley Area Plan                       |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Cache Creek Area Plan                        |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Agriculture and Economic Development Element |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |
| Administration Element                       |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |  |  |  |

- 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 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 2030 General Plan is consistent with the LURMP.

## 2017 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 2017, two important amendments to the General Plan were approved by the Board of Supervisors. The two General Plan Amendments (GPAs) removed four of the five Specific Plan areas designated for future urban growth from the 2009 General Plan.

### **GPA 2017-001: Dunnigan Specific Plan GPA (February 21, 2017)**

The Dunnigan Specific Plan was one of five areas in unincorporated Yolo County that was designated as a "Specific Plan" in the 2030 Yolo Countywide General Plan approved in November, 2009. The purpose of the General Plan designation was to require that a Specific Plan be adopted prior to any urban development being approved in any of the five locations.

This GPA removed all references to the Dunnigan Specific Plan from the General Plan and zoning documents, involving approximately 3,110 acres. This action replaced the "Specific Plan" and "Specific Plan Overlay" General Plan land use designations and zoning for all properties in the Dunnigan area with an "Agriculture" (AG) designation and Intensive Agriculture (A-N) zoning, or with the existing underlying urban zoning within the town limits.

### **GPA 2017-002: Specific Plans GPA (July 18, 2017)**

This GPA removed all references to three of the remaining four Specific Plan areas from the Yolo 2030 Countywide General Plan. The three Specific Plan areas included 343 acres in the Elkhorn area; 212 acres in the Knights Landing area; 413 acres in the Madison area. This action replaced the "Specific Plan" and "Specific Plan Overlay" General Plan land use designations and zoning for all of the properties with an "Agriculture" (AG) designation and Intensive Agriculture (A-N) zoning, or with the existing underlying urban zoning within the town limits. The GPA also included

the associated redesignation and rezoning of 17 individual properties within the town of Madison, including a General Plan text amendment to remove an historic store structure from the County Historic Resources list to allow its demolition for health and safety reasons.

## Major Milestones and Projects in 2017

- Commercial Agriculture Zoning Code Amendment

Over a more than two-year period during 2015 - 2017, the County held numerous public workshops and public hearings on proposed revisions to the Zoning Code that regulates the processing and approval of commercial agriculture uses such as rural bed and breakfasts and event centers. The revisions serve to more carefully restrict and clarify regulations for these agri-tourism type uses in the farming areas. The regulations were adopted in December 2017.

- Williamson Act Guidelines

These administrative guidelines summarize requirements of California Land Conservation Act of 1965, Government Code 51200 et seq and memorialize local requirements for entering into and implementing Williamson Act contracts. Yolo County previously embedded Williamson Act regulations in the Agricultural Preserve (A-P) zone district. However, these A-P regulations were repealed and superseded in July, 2014 when the new Zoning Ordinance Code was adopted, while planning staff used Williamson Act Guidelines for internal purposes. Thus, a new set of guidelines were needed. Adoption of the guidelines was completed in December 2017.

- Field and Pond Event Center Use Permit

An application for a Use Permit to allow the operation of a special event center to hold weddings and other events on an agricultural parcel north of the City of Winters was subject to numerous hearings at the Planning Commission and the Board of Supervisors, on appeal. The project was approved in October 2016. However, a lawsuit was filed and a Superior Court judge found the Initial Study/Mitigated Negative Declaration deficient on three biological issues. A focused EIR is now being prepared.

- Update of the Flood Protection Ordinance

An update of the Flood Protection Ordinance (Chapter 4 of the Yolo County Zoning Ordinance) began in 2016. The revisions are necessary to respond to FEMA comments on various portions of the regulations which are outdated, including the deletion of a minor variance process that had applied to "ag exempt" building structures. Adoption of the ordinance update is expected in April 2018.

- Esparto Family Apartments Project

This project by Mercy Housing consists of a total of 80 apartment units, all affordable. The first phase of 40 units was completed in 2014, and the second phase of 40 low-income apartment units were constructed in 2016 and final occupancy occurred in early 2017. The County contributed a significant amount of the construction funding to enable the project to move forward.

- Esparto Park & Aquatic Center

In 2012 Yolo County received a \$2.9M grant award from the California Department of Parks and Recreation for the development of a community park and aquatic center in Esparto. In 2015, the voters in western Yolo County approved a Proposition 218 special assessment to cover the costs for operations and maintenance costs of the new aquatic center. The 8.7-acre site includes the 41,000 square foot Aquatic Center with a six-lane pool; a soccer/football field; a basketball court; a Little League/softball field; plus, a half-mile walking trail and picnic area. Construction began in February, 2018.

- Sakata Seed

Sakata Seed of Japan is a global leader in the development of vegetable and flower genetics. Sakata Seed America, Inc. received approval of a Use Permit in May 2017 to develop a new 15-acre Woodland agricultural and seed research facility for warm-weather vegetable crops that includes seed production for commercial seed crops, and the milling, storing, and shipping of seed to distributors and growers. The project began construction of a multi-use facility that will include offices for administration of Sakata Seed properties, greenhouses for the development of vegetable seed crops with a headhouse to store equipment necessary to run the greenhouses, as well as initial seed preparation, a wet seed mill for seed cleaning and storage and a cold room within the warehouse for storing temperature-sensitive seed, a dormitory to house interns and researchers working at the site for short periods of time, and a farm shop to store field equipment and supplies.

- Cannabis Program and Land Use Ordinance

The Yolo County Board of Supervisors adopted an interim Medical Marijuana Cultivation Ordinance in March of 2016. The program is administered through a multi-departmental Cannabis Steering Committee and Cannabis Task Force. In order to create a more transparent process, on August 1, 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 in the future. The process will replace the process currently in place and will apply for new licensees and to renew a license. In the coming months the staff at the Community Services Department will be preparing a new ordinance to replace the current interim ordinance.

## **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 were accomplished within the first five years of implementing the 2030 General Plan.

During 2017 approximately one dozen Action Items were implemented due to adoption of revised ordinances and plans. These included the actions by the Board of Supervisors in 2017 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 have 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.

## **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. 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. Originally, 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 valued over \$50,000, and five percent for projects less than \$50,000 in value. This has resulted in a more equitable and less expensive fee structure for applicants.

During the recent years, approximately \$30,000 has been generated by the fees. In the past, about two thirds of 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, the Housing Element Update, any future community and area plans that are required, and the updating of various ordinances related to General Plan policies.

## **Grant Administration Summary**

The County did not receive any planning related grants in 2017.

## **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 2017-2018 budget that relates 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 for the last two fiscal years is the work to proceed with a Community Choice Aggregation (CCA) clean energy program with the City of Davis. This program forms the basis for the updated County Climate Action Plan, which calls for creation of such a CCA as the primary strategy to reduce greenhouse gas emissions in the unincorporated area. The CCA effort was formally established in 2016 as the Valley Clean Energy Alliance with the City of Davis and Yolo County as founding members. In June of 2017, the City of Woodland joined the Valley Clean Energy Alliance.

## Community Services 2016-17 Goals, Strategies & Accomplishments

| 2016-17 Goals & Strategies   | 2016-17 Accomplishments/Status  |
|--|---|
| <p><b>Goal 1: Sustainable Environment</b></p>  |   |
| <ul style="list-style-type: none"> <li>• Update and implement Climate Action Plan (Priority Focus Area)</li> <li>• Establish Community Choice Energy program, which is the main component of the Climate Action Plan</li> </ul>  | <ul style="list-style-type: none"> <li>• Department resources have been focused on the implementation of the currently adopted Climate Action Plan, through the establishment of the Community Choice Energy Program. Research on the current Climate Action Plan Implementation benchmarks is continuing. Identification of the qualitative measurement information within the different departments of the County will be required.</li> <li>• The County adopted the ordinance for the CCE Creation in October of 2016. A Joint Powers Authority with the City of Davis was formed in October 2016. Valley Clean Energy Alliance had its first Board of Directors meeting in December 2016. Currently, staff has assisted in the establishment of VCEA and shares the staffing responsibility with the City of Davis. A CEO for the JPA will be hired in 2017. VCEA is working toward program launch in the Spring of 2018.</li> </ul> |
| <p><b>Goal 2: Flourishing Agriculture</b></p>  |   |
| <ul style="list-style-type: none"> <li>• Continue to develop strategies, including concierge approach, to nurture new ag/ag tech business, including refining related policies and regulations related to agritourism and ag conservation (Priority Focus Area)</li> <li>• Continue efforts towards preservation of agricultural lands, by assessing current strategies and threats, and refining strategies and tools based on analysis (Priority Focus Area)</li> <li>• Support the efforts of the Ag Commissioner and County Counsel in the creation of a policy and procedure for the purpose of including the Ag Commissioner in the review of land development and conversion of habitat proposals (Board Member Request)</li> </ul> | <ul style="list-style-type: none"> <li>• A staff working group was established and meets regularly. Continued to work with the Ag Commissioner's office to establish ag concierge. Held several public meetings, workshops and hearings at the Planning Commission and Board of Supervisors to refine zoning regulations related to ag commercial uses</li> <li>• Board adopted update of the Agriculture Mitigation and Conservation Program in August 2016.</li> </ul>  |
| <p><b>Goal 3: Measurable progress toward downtown revitalization in Esparto, Clarksburg, Knights Landing and Madison (2012-2015 Tactical Plan)</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Continue to encourage applications that revitalize existing aging and historic building by applying special Building Code standards for historical structure</li> <li>• Encourage through zoning code standards, mixed use development to provide space for small businesses and housing opportunities, including a health clinic in Esparto</li> <li>• Seek grants and other funding for revitalization programs</li> </ul>  | <ul style="list-style-type: none"> <li>• No applications for major revitalization of historic structures in the four towns were received in 2016-2017.</li> <li>• The second 40-unit affordable housing project by Mercy Housing in Esparto was approved and constructed. No other mixed use/health projects were received.</li> </ul>  |

## Community Services 2016-17 Goals, Strategies & Accomplishments

| 2016-17 Goals & Strategies   | 2016-17 Accomplishments/Status  |
|--|---|
| <p><b>Goal 4: Permit, regulatory and development services staff committed to ensuring efficient, cost effective, fair and transparent process for applicant and general public (2012-2015 Tactical Plan)</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Re-establish Code Enforcement program in coordination with other departments, including the Agricultural Commissioner and District Attorney (Safe Communities)</li> <li>• Build upon and improve “one-stop” processing of applications through better customer services and use of the TRAKIT system to provide timely information about individual permit tracking to applicants and the general public (Operational Excellence)</li> <li>• Continue to improve coordination between Planning, Building, Public Works and Environmental Health divisions (Operational Excellence)</li> </ul> | <ul style="list-style-type: none"> <li>• A cross-department working group was initiated which identified current resources to respond to code compliance complaints. However, when the regulatory and program development needs of the cannabis program became a priority, which also requires code enforcement resources, the cannabis program became a priority. Since the cannabis program also requires code enforcement and will likely have sustainable funding sources through taxes and/or fees, the plan is to revisit overall code enforcement needs once the cannabis program is established.</li> <li>• As far as current code enforcement complaints, the Building Division, cannabis code enforcement team, Environmental Health Division, Animal Control, and Sheriff will continue to coordinate to respond to code compliance complaints as they are able.</li> <li>• The department continues to build on and improve “one-stop” processing of applications through improved staff coordination, better customer services and use of the TRAKIT system to provide timely information about individual permit tracking to applicants and the general public</li> <li>• Implemented cross-division counter services working group with a purpose of improving customer service at the front counter. Completed customer service surveys, created new customer handouts and updated webpages.</li> <li>• The Department improved customer service and program delivery by implementing an Industry Working Group. This is a regular meeting with vendors, contractors, homeowners, and others that do business with the Community Services Department permitting counter to share concerns and identify solutions. Accomplishments include improved relationships with our stakeholders, mutual understanding, more robust information on the website, identification and reduction of onerous regulatory requirements and streamlined processes.</li> </ul> |
| <p><b>Goal 5: Protect the public and environmental health through effectively delivered environmental health services</b></p>  |   |
| <ul style="list-style-type: none"> <li>• Conduct outreach to stakeholders regarding development of a retail food placarding (grading) program and develop program proposal and plan. (Safe Communities &amp; Thriving Residents)</li> </ul>  | <ul style="list-style-type: none"> <li>• Outreach was conducted with multiple stakeholders including food facility owners/operators, Citizen Advisory Groups, and the Chambers of Commerce. The Board approved the adoption of the ordinance allowing for the implementation of the program on 12/13/16. Environmental Health staff is providing free “How to Get a Green” classes to all food facility operators &amp; employees. Field trials began in January and the program will officially launch on July 1st, 2017.</li> </ul>   |

## Future General Plan Activities

In recent years, staff's focus had 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 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.

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

| <b>Plan/<br/>Document</b>                   | <b>General<br/>Plan<br/>Policy<br/>and/or<br/>Action</b> | <b>General Description of<br/>Task/Notes</b>  | <b>Adopted<br/>Schedule of<br/>Completion</b> | <b>Status Update</b>   |
|---|--|---|---|--|
| Capay Valley Area Plan                      | Policy LU-3.1  | Update the existing 1983 Capay Valley Area Plan.  | Adoption by Fall, 2010.                       | <b>ADOPTED</b><br>December 7, 2010.  |
| Climate Action Plan                         | Action CO-A115   | Update the existing 1982 Energy Plan to ensure consistency with state and federal requirements. | Started in October, 2009.                     | <b>ADOPTED</b><br>March 15, 2011.  |
| Cache Creek Area Plan                       | Action CO-A43  | Update the existing 1996 Cache Creek Area Plan (County Administrator's Office).                 | Adoption by December, 2010.                   | <b>ADOPTED</b><br>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.                     | <b>COMPLETE</b>  |
| Clarksburg Area Plan                        | Action CC-A22  | Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta LURMP.     | Adoption by Spring, 2011.                     | <b>ADOPTED</b><br>September 29, 2015.  |
| Dunnigan Community Plan                     | Action CC-A17  | Prepare the Dunnigan Specific Plan which will supersede the 1996 Dunnigan Community Plan.       | Started in May, 2009.                         | <b>CANCELLED</b><br>The Board of Supervisors removed four Specific Plan designations from the General Plan |

| <b>Plan/<br/>Document</b>      | <b>General<br/>Plan<br/>Policy<br/>and/or<br/>Action</b> | <b>General Description of<br/>Task/Notes</b>   | <b>Adopted<br/>Schedule of<br/>Completion</b>                                      | <b>Status Update</b>  |
|--------------------------------|--|--|--|---|
| Yolo-Zamora Area Plan          | Action CC-A21  | Prepare the Yolo-Zamora Area Plan (new plan).  | Start in January, 2011. Adoption by Fall, 2012.                                    | <b>DELAYED</b><br>Depending on need, work may not begin until 2019, 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.                                  | <b>DELAYED</b><br>Depending on need, work may not begin until 2019, 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.                                   | <b>DELAYED</b><br>Work began in early 2018 on the updated plan, with a completion date expected by the end of 2018. |
| Monument Hills Community Plan  | Action CC-A22  | Update the existing 1980 Monument Hills Community Plan.  | Start in Spring, 2012. Adoption by Spring, 2014.                                   | <b>DELAYED</b><br>Depending on need, work may not begin until 2019, at earliest.                                    |
| Knights Landing Community Plan | Action CC-A18  | Prepare the Knights Landing Specific Plan, which will supersede the 1999 Knights Landing Community Plan.             | If no application is received by 2014, work will begin to complete update by 2015. | <b>CANCELLED</b><br>The Board of Supervisors removed four Specific Plan designations from the General Plan          |
| Madison Community Plan         | Action CC-A19  | Prepare Madison Specific Plan, which will supersede the 1974 Madison Community Plan                                  | If no application is received by 2014, work will begin to complete update by 2015. | <b>CANCELLED</b><br>The Board of Supervisors removed four Specific Plan designations from the General Plan          |
| Elkhorn Community Plan         | Action CC-A20  | Prepare the Elkhorn Specific Plan (new plan).  | On hold until a development application is received.                               | <b>CANCELLED</b><br>The Board of Supervisors removed four Specific Plan designations from the General Plan          |

| Plan/<br>Document                        | General<br>Plan<br>Policy<br>and/or<br>Action | General Description of<br>Task/Notes                  | Adopted<br>Schedule of<br>Completion                          | Status Update  |
|--|---|---|---|----------------|
| Covell/Pole<br>Line<br>Community<br>Plan | Policy<br>CC-3.20                             | Prepare Covell/Pole Line<br>Specific Plan (new plan). | On hold until a<br>development<br>application is<br>received. | <b>ON HOLD</b> |

Since the General Plan was adopted in 2009, implementation of the schedule above has been slowed by the loss of several planning positions due to budget constraints following the economic recession. The continued lull in construction activity and lack of private development proposals in any of the designated Specific Plan areas, except for Dunnigan, delayed the schedule and diminished the need for updating several of the various community and area plans.

As already noted above in the discussion of “Amendments to the General Plan,” the Board of Supervisors took actions in 2017 to remove four of the five areas in unincorporated Yolo County that were designated as a “Specific Plan.” The purpose of the original General Plan designation was to require that a Specific Plan be adopted prior to any urban development being approved in any of the five locations.

In February 2017, the Board of Supervisors adopted an amendment that removed all references to the Dunnigan Specific Plan from the General Plan and zoning documents, involving approximately 3,110 acres. In July 2017, the Board took similar action adopting another amendment that removed all references to three of the remaining four Specific Plan areas from the General Plan, which included 343 acres in the Elkhorn area; 212 acres in the Knights Landing area; 413 acres in the Madison area.

There were several reasons that the Board took these actions. Since the General Plan was adopted in 2009, there have been changed circumstances that have affected the viability of the proposed Specific Plans, including mapping changes adopted by FEMA which decertified levees along the Sacramento River and Cache Creek, placing much of eastern Yolo County in a deep flood plain, including the town of Knights Landing and the Elkhorn area.

Also, the depressed real estate market that is only now recovering in unincorporated Yolo County played a role. Other than in Dunnigan, there has been no developer interest in proceeding with a Specific Plan in the other designated areas. Most of the land that is designated for Specific Plans is in active intensive agricultural production. Some substantial agricultural investments have been made in the Specific Plan areas, and more can be anticipated. General Plan policies and zoning regulations governing what interim uses may be approved on lands designated as “Specific Plan” have restricted some proposals, and removing the Specific Plan requirements may assist some landowners in these areas.

### Urban Services Line Review

In 2017, the adoption of the two amendments to the General Plan to remove the Dunnigan, Elkhorn, Knights Landing, and Madison Specific Plans from the General Plan had the effect of shrinking the existing “Growth Boundaries” shown on the General Plan land use maps to the

boundaries around the existing communities of Dunnigan, Knights Landing, and Madison, and eliminated the Growth Boundary in the Elkhorn area.

### **Capital Improvement Plan Review**

Staff has reviewed the Capital Improvement Plan for 2015/2016 and for 2016-2017, and determined it to be consistent with the General Plan.

### **Recent Parks Acquisition**

In mid-2017, the County purchased an 8.7-acre property in Esparto for a planned community park consisting of an aquatic center and ballfields.

### **Interagency Coordination**

Over the past years, 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**

### **Planning Applications**

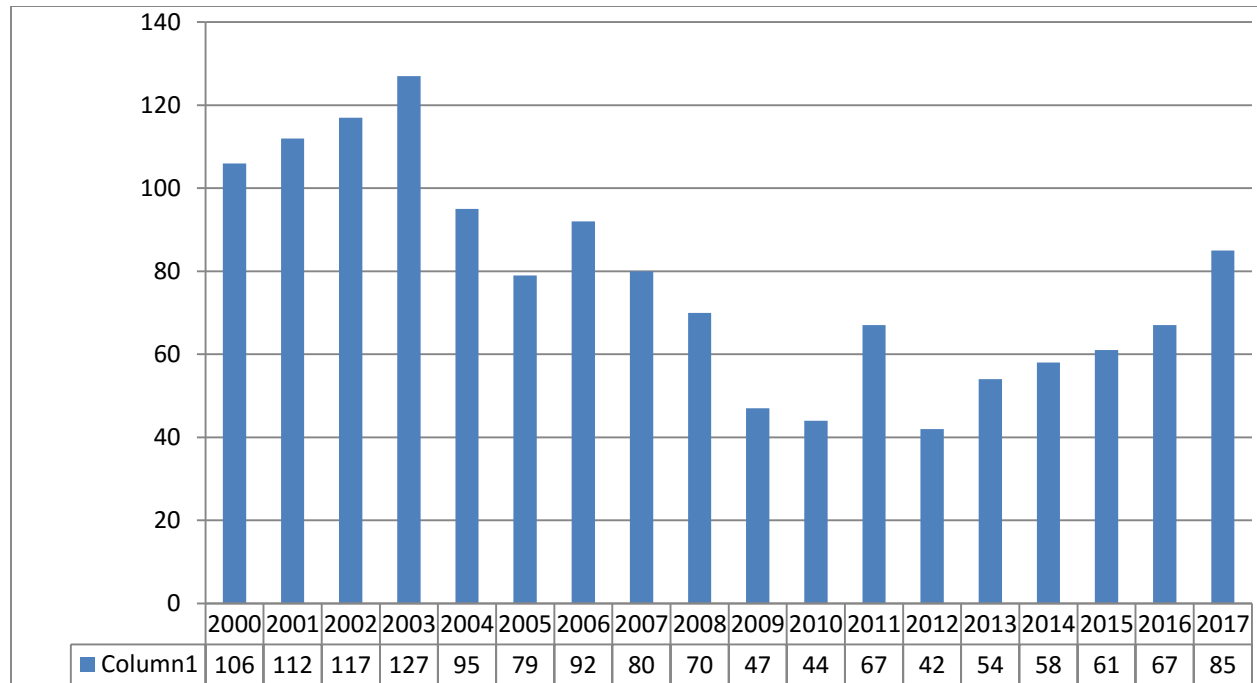
Over the past 18 years, the Planning Division has taken in an average of 60 - 80 planning and zoning applications annually, although this number has varied widely over the years. Applications include request for subdivisions, Use Permits, Site Plan Reviews, Lot Line Adjustments, Williamson Act successor agreements, and County-initiated actions such as Zoning Code and General Plan Amendments. The lowest number application in the past 17 years was in 2012, when only 42 planning applications were submitted. A figure illustrating the recent trend in development applications since year 2000 is show 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. Planning applications peaked in 2003 (three years before the housing market peak in 2006) and generally declined through 2010. Since 2010, as the real estate market has slowly recovered there has been a significant upward trend in the number of planning applications, although no new major subdivision applications for large residential projects in Esparto or elsewhere have been received in the past decade (although an 80-unit all-affordable apartment complex was completed recently in Esparto).

By the end of 2015, however, the number of zoning file applications submitted to the County had rebounded sharply from only 40 in 2014 to 61 applications in 2015, followed by 67 applications in 2016. The number of applications in 2017 was significantly higher, a total of 85 received by the

end of the year. However, the surge was caused in part by one-time requests to enter into Williamson Act contracts from 18 landowners, caused by the Board of Supervisors' lifting of a moratorium early 2017, which had been in place since 2009.

**Figure 3: Total Planning Applications for Yolo County 2000 - 2017**



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.

### Building Permits

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 slight increase, but was still the second lowest rate in the past 17 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.

In the last three years, there has been a wide variation in the number of building permit issued, as the national, state, and local economies have improved. In 2015, a total of only 387 permits were issued, followed by more than twice as many (961) permits issued in 2016. There is no ready explanation for the sudden plunge in permits for 2015, especially when the building valuation for that year was higher than the previous year (2014). Staff suspects that the data for that year are flawed. The number of building permits has steadily increased over the last two years, reaching 961 permits in 2016 and 1,055 permits in 2017.



**Figure 4: Total Building Permits Issued by Yolo County 2000 - 2017**

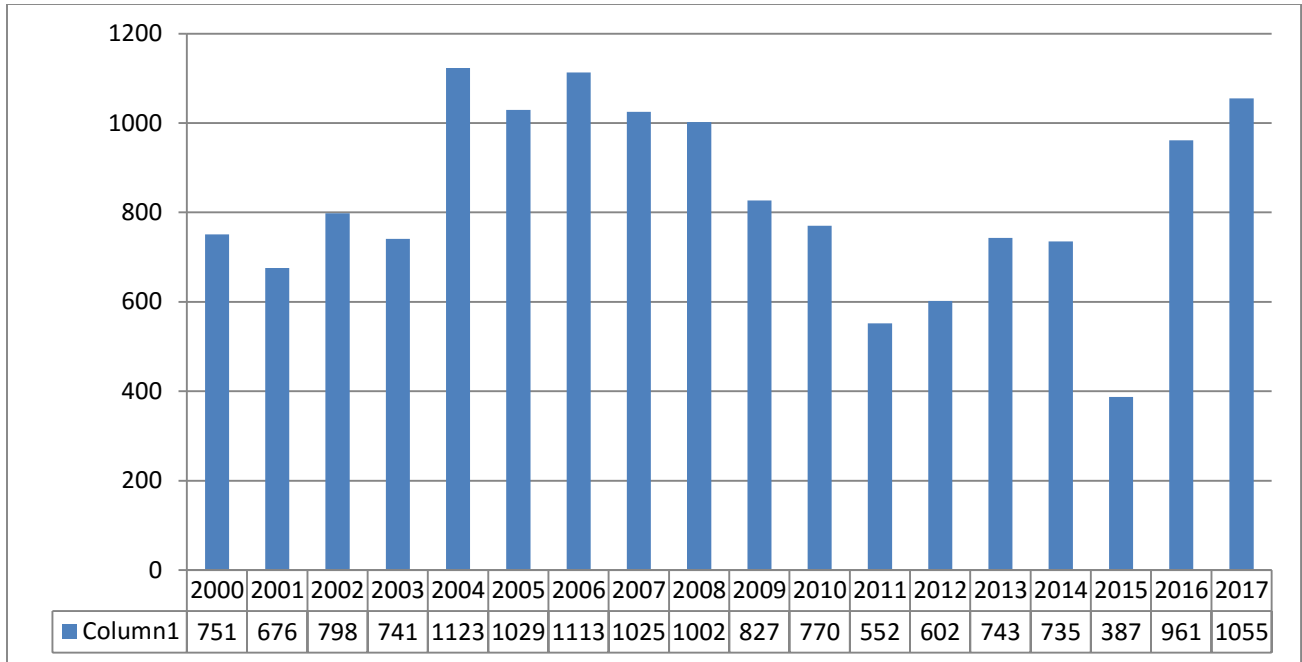
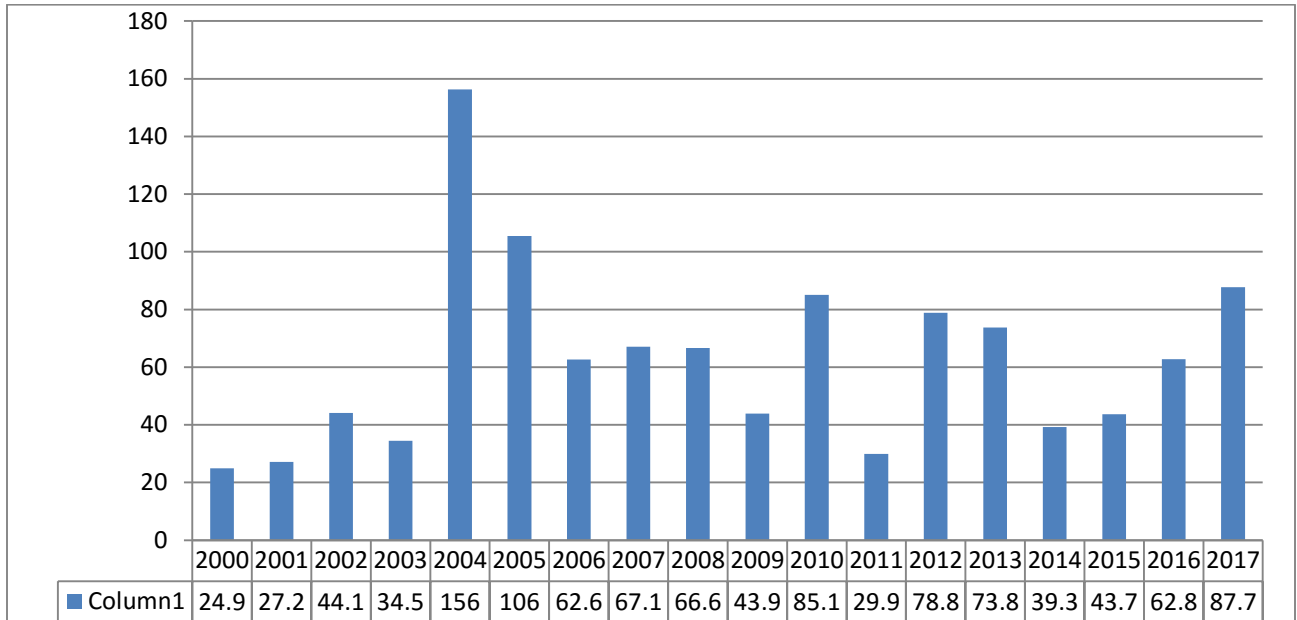


Figure 5, below, provides a much more dramatic illustration of the real estate bubble in the mid-2000 decade. Whereas in the previous figure, the peak in the number of building permits was only 30 percent greater than the lowest year, the figure below shows a peak in construction valuation of permits issued in 2004 of 600 percent (over \$156 million) compared with 2000 (only \$25 million). Part of the reason for the large jump was the Wild Wings residential development in Monument Hills outside Woodland, which 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.

There has been a change in the type of building permits that have been issued in the last decade. While permits prior to the economic recession were typically issued for the construction of new homes and commercial buildings, permits in the last several years have instead been dominated by major new agricultural structures such as winery production, seed companies, and hulling operations; major large solar facilities; and the remodeling of existing buildings.

By 2009, building permit valuations had skidded to \$44 million annually, but in 2010, total valuation almost doubled to \$85 million. One very large project, the Bogle Winery production facility constructed in Clarksburg, was valued at \$35 million, which significantly skewed the data. The year 2012 saw another rapid rise in valuation, but this was also skewed by the new Monsanto agricultural research laboratory and office building outside Woodland, which accounted for 40

**Figure 5: Total Building Permit Valuation for Yolo County (in \$ millions) 2000 - 2017**



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 slight decrease in building valuation from 2012. Like 2010 and 2012, the 2013 year figures were also skewed by several large projects, including Bogle Winery improvements (26 percent of the annual total), the Yolo County solar facility (15 percent), and the Clark-Pacific concrete plant (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 were issued permits and 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 further expansion of the Bogle Winery, which taken together comprised approximately 20 percent of the year’s \$39.3 million total construction valuation.

During the most recent three-year period, by 2016 the total construction valuation of building permits issued had returned to the levels seen before the great recession. During 2015, major high-value projects included the wine tank expansion at Bogle; an addition to the Pilot facility in Dunnigan; the Woodland Davis Clean Water facility improvements; Knights Landing Ridge Cut levee improvement project; two new almond and walnut hulling buildings (Cortina and Dasari); a new Dollar General store in Esparto; and several major ground-mount solar systems to power agricultural operations.

In 2016, permit valuations rose to almost \$63 million, an increase of 44 percent over the previous year. Individual projects that contributed to this number included the construction of another new

almond huller in Dunnigan (Vann Brothers); additional buildings at Mariani Nut facility north of Winters; the Pioneer seed building outside Woodland; the SunPower research facility south of Davis; the Bullock Bend environmental project near Knights Landing; the continued wine tank storage improvements at Bogle; major solar facilities at several existing agricultural buildings; and the 40-unit Esparto affordable apartment project.

In 2017, building permit valuations jumped by 40% over the previous year, to \$87.7 million. Many more high value projects were permitted in the last year, including industrial buildings, greenhouses for medical cannabis operations, and ground-mounted solar installations.

## New Home Values

The valuation of the homes that were constructed since 2008 has remained relatively stable, with the majority of homes (51%) valued at between \$100,000 and \$500,000. In 2008, there were six new homes constructed that exceeded \$1 million in value, but only two in that price range have been built in the last four years since. At the opposite end of the spectrum, new housing units valued at under \$100,000 accounted for one third of all new housing since 2008, due to construction of 80 low-income apartment units by Mercy Housing in Esparto.

**Table 1: New Home Construction Valuations in Unincorporated Yolo County 2008 - 2017**

|                         | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | Total         |
|-------------------------|------|------|------|------|------|------|------|------|------|------|---------------|
| Under \$100,000         | 6    | 3    | 3    | 7    | 40*  | 2    | 4    | 0    | 1    | 4    | 70<br>(21%)   |
| \$100,000 – \$250,000   | 25   | 10   | 17   | 2    | 0    | 1    | 5    | 3    | 44*  | 6    | 115<br>(34%)  |
| \$250,000 – \$500,000   | 39   | 10   | 10   | 3    | 3    | 20   | 4    | 3    | 7    | 0    | 99<br>(29%)   |
| \$500,000 – \$1,000,000 | 2    | 5    | 5    | 2    | 5    | 8    | 9    | 4    | 2    | 2    | 43<br>(13%)   |
| Over \$1,000,000        | 6    | 0    | 0    | 3    | 0    | 0    | 1    | 1    | 0    | 0    | 11<br>(3%)    |
| Total                   | 78   | 28   | 35   | 17   | 48   | 31   | 23   | 11   | 54   | 12   | 336<br>(100%) |

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

\* Includes 40 units of affordable apartments in Esparto in 2012 and 2016.

## 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 nine years.

As Table 2 shows, 145 homes have been built on agriculturally zoned parcels over the past ten years. A large majority of these homes (60 percent) were between 1,000 and 3,000 square feet

(sf), which is an average-sized home by modern standards. In contrast, about one third (38 percent) of the homes were larger than 3,000 sf, including sixteen homes over 5,000 sf. New homes in the agricultural area tend to be built on existing smaller parcels of less than 20 acres (45 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 - 2017)**

|                  | 0-20 Acres      | 20-40 Acres     | 40-80 Acres     | Over 80 Acres   | Total             |
|------------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| Under 1,000 sf   | 6               | 0               | 3               | 0               | 9 (6%)            |
| 1,000 – 2,000 sf | 22              | 10              | 6               | 9               | 47 (32%)          |
| 2,000 – 3,000 sf | 19              | 6               | 7               | 9               | 41 (28%)          |
| 3,000 – 4,000 sf | 9               | 3               | 6               | 4               | 22 (15%)          |
| 4,000 – 5,000 sf | 9               | 2               | 2               | 3               | 16 (11%)          |
| Over 5,000 sf    | 3               | 1               | 1               | 5               | 10 (7%)           |
| <b>Total</b>     | <b>68 (45%)</b> | <b>22 (15%)</b> | <b>25 (18%)</b> | <b>30 (21%)</b> | <b>145 (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, 2017, unincorporated Yolo County had a population of 30,122 people, and a total of 7,402 housing units, with an average of 2.90 persons per household. The housing stock includes approximately 79 percent single family homes (5,881 homes), 5 percent multiple family homes (600 units); and 12 percent mobile homes (920 units). The population includes 9,880 people who live in group quarters (almost entirely composed of student housing at UC Davis), which makes up about 33 percent of the total unincorporated area population.

## Historical Housing Construction

Since the economic downturn in 2008, the number of new single family homes that have been constructed in the unincorporated area has plummeted from a high of 78 units in 2008 to an average of about 25 - 30 units annually (Table 3, below). Although the total number of units completed in 2016 increased to 54 units, this number was inflated by the construction of the second 40-unit phase of a 100% affordable apartment complex in Esparto (the first phase of 40 units was finished in 2012).

**Table 3: New Housing Construction in Unincorporated Yolo County 2008 - 2017**

|             | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016          | 2017 | Total            |
|-------------|------|------|------|------|------|------|------|------|---------------|------|------------------|
| Yolo County | 78   | 28   | 35   | 17   | 48   | 31   | 23   | 11   | 54            | 12   | 377              |
| UC-Davis    | n/a  | n/a  | n/a  | 306* | 200* | 157  | 1    | 0    | 500 beds      | n/a  | 664 + 500 beds   |
| Total       | 78   | 28   | 35   | 323* | 248* | 188  | 24   | 11   | 14 + 500 beds | 14   | 1,043 + 500 beds |

\*Estimated by Yolo County based on student counts.

Note that the numbers in Table 3 include new construction on the UC-Davis campus, which is within the unincorporated area. A major new housing project, West Village, has been constructed over the last decade. West Village is currently home to 2,000+ students, faculty and staff. 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 475 units, consisting of single family homes for faculty and staff, before 2021, resulting in a total of 1,007 units at West Village.

In Fall 2011, 824 students, faculty and staff took up residence at West Village. In Fall 2012, another 630 residents took occupancy at West Village and in the fall 2013, the final 156 units were delivered, bringing the total number of residents at West Village to 1,980. In 2016, UC Davis West Village allowed the ability to double up room occupancy for 624 rooms bringing the maximum number of residents at West Village to 2,604. By 2017, approximately 200 new beds had been opened up.

A second major housing project on the campus was completed in 2016, the Tercero 4 residential complex. The project includes approximately 500 beds. An earlier phase in the same area, Tercero 3 (1,182 beds) was completed in 2014. However, that project replaced some existing dormitories that were demolished in 2012, so that project's bed count has not been added to Table 3.

### **Affordable Housing Units Added in 2017**

As noted above in Table 3, during the calendar year 2017, the Building Division of the County Community Services Department issued 12 building permits for new residential units in the unincorporated area. This total was down significantly from the previous year in 2016, when a 40-unit apartment complex of all affordable units was completed in Esparto.

For Yolo County in 2017, 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 median household income levels have been unchanged since 2014.) 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 4: 2017 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.

**Table 5: 2017 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                       |

Note that with regard to calculating an affordability index for mortgages, a number of assumptions are required. 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.

During the years following the real estate collapse in 2008, housing prices dropped steeply, significantly expanding the available pool of homes that are affordable to families within targeted incomes. In recent years, the local real estate has recovered slowly. 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 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 6: 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 Yolo County's adopted 2013 Housing Element, although SACOG assumed that 1,528 units would be built at West Village and elsewhere on campus during the 2013-2021 planning period, the projections may 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 475 units, consisting of single family homes for faculty and staff, 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 could leave the County responsible for making up the difference, added to the 362 units originally allocated by the RHNA to the County.

The County (excluding UCD) is on track to meet or exceed the 2013-2021 RHNA goal of 362 units. Since 2013, a total of 288 units have been constructed (see Annual Element Progress Report attached to this report). The County has already exceeded its allocation of 82 very low and 57 low income units, by 29 units. The County is expected to meet its allocation of 156 above moderate income units over the next four years.

It is expected that the housing market will continue to rebound, and several hundred approved but not yet constructed subdivision units in Esparto will move forward. Three separate subdivisions, consisting of 320 units (including 65 inclusionary affordable units) received original tentative subdivision map approval in 2007-2008 and could proceed to final map and construction within the RHNA period.

Outside of Esparto, the demand or financial feasibility may not be present in the unincorporated Yolo County area to develop new housing, because of severe flooding and infrastructure constraints. Esparto and Knights Landing are the only two 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 "decertified" the existing levees along the Sacramento River and Cache Creek, in effect placing a large portion of eastern Yolo County, including the communities of Clarksburg and Knights Landing, into the flood plan. This action has had a chilling effect on home construction in both communities and elsewhere in the unincorporated area.

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 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 is on track with implementation of its Housing Element.

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

In March 2009, the Board of Supervisors established an In-lieu Inclusionary Housing Fee for 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 and federal Community Development Block Grant funds, plus 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. Approximately \$5.4 million of the total \$30 million construction cost was provided by Yolo County through a long term loan, including a \$800,000 Community Development Block Grant to finance off-site improvements and a \$3,100,000 HOME investment Partnerships Grant to support on-site improvements as well as Phase 1 construction of the project. Both grants were awarded in 2011.

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 (2014) Zoning Code includes numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing.

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

Jurisdiction Yolo County  
Reporting Period 1/1/2017 - 12/31/2017

**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<br>(may be APN No., project name or address) | Unit Category | Tenure<br>R=Renter<br>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                                      |                         |   |  |                       |   |
| APN 025-183-023   | SF            | unknown                       | 1                                  |            |                 |  | 1                       |   |  |                       | Affordability for all units based on construction valuation reported at building permit issuance  |
| APN 027-250-024   | SF            | unknown                       | 1                                  |            |                 |  | 1                       |   |  |                       |   |
| APN 037-150-020   | SF            | unknown                       |                                    |            | 1               |  | 1                       |   |  |                       |   |
| APN 060-142-005   | SF            | unknown                       |                                    |            | 1               |  | 1                       |   |  |                       |   |
| APN 060-142-002   | SF            | unknown                       |                                    |            | 1               |  | 1                       |   |  |                       |   |
| APN 025-171-028   | SF            | unknown                       |                                    |            |                 | 1  | 1                       |   |  |                       |   |
| APN 041-090-021   | SF            | unknown                       |                                    |            |                 | 1  | 1                       |   |  |                       |   |
| APN 027-220-006   | SF            | unknown                       |                                    | 1          |                 |  | 1                       |   |  |                       |   |
| APN 037-020-034   | SF            | unknown                       |                                    | 1          |                 |  | 1                       |   |  |                       |   |
| APN 054-010-044   | SF            | unknown                       |                                    | 1          |                 |  | 1                       |   |  |                       |   |
| APN 038-160-0011  | SF            | unknown                       |                                    | 1          |                 |  | 1                       |   |  |                       |   |
| APN 060-270- 006  | SF            | unknown                       | 1                                  |            |                 |  | 1                       |   |  |                       |   |
| (9) Total of <b>Moderate and Above Moderate</b> from Table A3   |               |                               | ▶                                  | ▶          |                 |  |                         |   |  |                       |   |
| (10) Total by income Table A/A3                                 |               |                               | ▶                                  | ▶          | 3               | 4  | 3                       | 2   | 12                                       |                       |   |
| (11) Total <b>Extremely Low-Income</b> Units*                   |               |                               |                                    |            |                 |  |                         |   |  |                       |   |

\* Note: These fields are voluntary

**Table A2**

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

**Jurisdiction**      Yolo County  
**Reporting Period**      1/1/2017 - 12/31/2017

**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.<br>Single Family | 2.<br>2 - 4 Units | 3.<br>5+ Units | 4.<br>Second Unit | 5.<br>Mobile Homes | 6.<br>Total | 7.<br>Number of<br>infill units* |
|--|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for <b>Moderate</b>       | 3                   |                   |                |                   |                    | 3           |                                  |
| No. of Units Permitted for <b>Above Moderate</b> | 2                   |                   |                |                   |                    | 2           |                                  |

\* Note: This field is voluntary

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

**Jurisdiction**            Yolo County  
**Reporting Period**        1/1/2017 - 12/31/2017

**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 |
|--|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| <b>Income Level</b>  |                     | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Very Low   | Deed Restricted     | 427    |        |        | 40     |        |        |        |        |        | 40                              | -21                                  |
|  | Non-deed restricted |        | 54     | 6      |        |        | 3      |        |        |        | 63                              |                                      |
| Low  | Deed Restricted     | 299    |        |        |        |        |        |        |        |        |                                 | -8                                   |
|  | Non-deed restricted |        | 53     | 3      | 1      | 4      | 4      |        |        |        | 65                              |                                      |
| Moderate   | Deed Restricted     | 351    |        |        |        |        |        |        |        |        |                                 | 5                                    |
|  | Non-deed restricted |        | 55     | 5      | 2      | 7      | 3      |        |        |        | 72                              |                                      |
| Above Moderate   |                     | 813    | 25     | 10     | 8      | 3      | 2      |        |        |        | 48                              | 108                                  |
| Total RHNA by COG.<br>Enter allocation number:   |                     | 1,890  |        |        |        |        |        |        |        |        |                                 |                                      |
| Total Units ▶ ▶ ▶  |                     |        | 187    | 24     | 11     | 54     | 12     |        |        |        | 288                             | 84                                   |
| 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.



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

Jurisdiction Yolo County  
Reporting Period 1/1/2017 - 12/31/2017

**General Comments:**

**TABLE C**

**HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS (2017)**

| 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) | Community Services | With each Community Plan Update/ Specific Plan | ONGOING<br>These requirements will be included in each community plan and specific plan. Note that 4 of 5 specific plan areas have been removed from the General 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. (Policy HO-1.1)  | Community Services | With each Community Plan Update/ Specific Plan | ONGOING<br>These requirements will be included in each community plan and specific plan. Note that 4 of 5 specific plan areas have been removed from the General 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. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO 4.2)   | Community Services | Ongoing  | ONGOING<br>These requirements will be included in each community and area plan, as they are updated to come into conformance with the 2030 General Plan. Note that 4 of 5 specific plan areas have been removed from the General 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. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)  | Community Services | Ongoing  | ONGOING<br>Staff continues to enforce the Inclusionary Housing Ordinance along with all other applicable requirements.   |

| Number | Language   | Responsibility                                    | Timeframe | Status  |
|--------|--|---|-----------|---|
| 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/ Community Services | Ongoing   | ONGOING<br>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 parks in the past.  |
| 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/ Community Services | Annually  | ONGOING<br>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)   | Community Services/ County Administrator's Office | Ongoing   | ONGOING<br>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)  | County Administrator's Office/ Community Services | Ongoing   | ONGOING<br>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 |



| Number | Language   | Responsibility                | Timeframe | Status  |
|--------|--|-------------------------------|-----------|---|
|        |  |                               |           | 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     | <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"> <li>■ State Predevelopment Loan Program (PDLP);</li> <li>■ Multi-Family Housing Program (MHP);</li> <li>■ Rural Development Assistance Program;</li> <li>■ State Joe Serna Farmworker Grant Program (FWHG);</li> <li>■ Community Development Block Grant Program (CDBG);</li> <li>■ Water and Waste Disposal Program,</li> <li>■ USDA Rural Development, Section 515 Program;</li> <li>■ USDA Rural Development, Section 523/524 Technical Assistance Grants;</li> <li>■ Housing Preservation Grant Program;</li> <li>■ Home Investment Partnerships Program (HOME).</li> <li>■ Mercy Loan program (Policy HO-2.1)</li> </ul> | County Administrator's Office | Annually  | <p>ONGOING</p> <p>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 in past years. Funds are administered by the Housing Authority. Yolo County has also received \$4,600,000 from HOME Investment Partnership Program funds for new construction, multi-family 40 unit apartment project in Esparto, completed in December 2016. The County Administrator's Office continues to work with affordable housing developers to support affordable housing projects.</p> |
| 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  | County Administrator's Office | Annually  | <p>ONGOING</p> <p>The County Administrator's Office continues to work with affordable housing developers. The County partnered on the Bridge to</p>   |

| Number | Language  | Responsibility                                    | Timeframe | Status   |
|--------|---|---|-----------|--|
|        | rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)  |   |           | 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) | County Administrator's Office                     | Annually  | ONGOING<br>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 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/ Community Services | Annually  | ONGOING<br>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<br>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.  |

| Number | Language   | Responsibility   | Timeframe | Status   |
|--------|--|--|-----------|--|
| 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/ Community Services/ General Services Department | Annually  | ONGOING<br>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)  | Community Services, County Administrator's Office                              | Ongoing   | IN PROCESS<br>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)  | County Administrator's Office  | Ongoing   | ONGOING<br>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<br>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.  |

| Number | Language  | Responsibility  | Timeframe             | Status   |
|--------|---|---|-----------------------|--|
| 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<br>See above.  |
| A19    | 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) | Community Services                                    | 2013/2014 and Ongoing | ONGOING<br>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.   |
| 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)                     | Community Services<br>(Environmental Health Division) | 2010/2011             | IN PROCESS<br>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.   |
| 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)   | Community Services                                    | Ongoing               | ONGOING<br>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. |

| Number | Language   | Responsibility  | Timeframe   | Status  |
|--------|--|---|---|---|
| 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 County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)                      | Community Services  | Every five years with Housing Element Update (starting 2012/2013) | 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) | Community Services/ County Administrator's Office         | Ongoing   | ONGOING<br>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<br>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)  | County Administrator's Office/ Human Resources Department | 2009/2010   | INCOMPLETE<br>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  | Community Services  | Annually  | ONGOING<br>This is an ongoing program; the County maintains a Housing Element that contains current data and is   |

| Number | Language   | Responsibility   | Timeframe | Status   |
|--------|--|--|-----------|--|
|        | input and discussion and establish annual work priorities for staff. (Policy HO-3.2)   |  |           | 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) | Community Services/ County Administrator's Office  | Ongoing   | ONGOING<br>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)   | Community Services   | 2014/2015 | ONGOING<br>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<br>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                             |

| Number | Language  | Responsibility                | Timeframe | Status   |
|--------|---|-------------------------------|-----------|--|
|        |   |                               |           | 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)   | County Administrator's Office | Ongoing   | ONGOING<br>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)  | County Administrator's Office | Ongoing   | ONGOING<br>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<br>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  | Community Services            | Ongoing   | ONGOING<br>This is an ongoing mandated program that is implemented   |

| Number | Language   | Responsibility                | Timeframe             | Status  |
|--------|--|-------------------------------|-----------------------|---|
|        | cost for low-income households. (Policy HO-5.2)  |                               |                       | <p>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.</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 | 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</p>   |



| Number | Language   | Responsibility                                    | Timeframe                                  | Status   |
|--------|--|---|--|--|
|        | 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)   |   |  | County by periodically updating its housing  |
| 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) | Community Services/ County Administrator's Office | 2013/2014                                  | ONGOING<br>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. |
| 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).  | Community Services/ County Administrator's Office | 2013/2014                                  | ONGOING<br>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)   | Community Services                                | 2011/2012, 2016/2017, 2021/2022, 2026/2027 | ONGOING<br>The County participates with SACOG in the RHNA development process.   |

| Number | Language  | Responsibility                                    | Timeframe                     | Status   |
|--------|---|---|-------------------------------|--|
| 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.   | Community Services/ County Administrator's Office | 2013/2014                     | ONGOING<br>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)  | Community Services                                | Biennially, beginning in 2015 | ONGOING<br>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.  | Community Services/ County Administrator's Office | 2014/2015                     | ONGOING<br>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. | County Administrator's Office                     | 2014/2015                     | NOT YET INITIATED  |

| Number | Language   | Responsibility     | Timeframe | Status  |
|--------|--|--------------------|-----------|---|
| 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> | Community Services | 2013/2014 | <p>COMPLETED</p> <p>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.</p>                |
| A43    | <p>Support the provision of housing for persons with disabilities, including developmental disabilities, by:</p> <ul style="list-style-type: none"> <li>■ 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.</li> <li>■ 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.</li> <li>■ Coordinating with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.</li> </ul>   | Community Services | 2013/2014 | <p>ONGOING</p> <p>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> |

