

9 HOUSING ELEMENT

This element demonstrates the County's continued success in providing housing affordable to all economic segments. It validates the importance of the County's inclusionary housing requirements and also highlights that farm dwellings being built in the agricultural areas by farmers for their families and/or for their farmworkers, are important contributors to the County's efforts to provide affordable housing. Farmworkers are among the special needs populations targeted by the identified housing programs. The goals, policies and actions of this element emphasize a variety and mix of diverse housing opportunities to meet those and other needs.

A. Introduction

1. Context

The Housing Element of the Yolo County General Plan establishes the County's policy relative to the maintenance and development of housing to meet the needs of existing and future residents. It establishes policies that will guide County decision-making, and sets forth an action program to implement housing goals through June 2013, as prescribed by State law. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as Yolo County's commitment to facilitate housing opportunities for all of the county's residents.

The primary housing challenge in Yolo County is providing affordable housing for low- and moderate-income households. Other issues include improving and conserving the existing supply of housing, providing infrastructure necessary for new development, ensuring that new development is well integrated into existing communities, and responding to the needs of "special needs" populations such as farmworkers and persons with disabilities.

2. Contents

This Element provides the following information:

- Reviews the performance of the previous Housing Element period and provides recommendations on changes to existing programs and policies to improve housing conditions within Yolo County.
- Identifies housing needs and inventories resources and constraints that are relevant to meeting these needs. The needs assessment includes:
 - Community Profile
 - Housing Profile
 - Affordable Housing Needs Analysis
 - Governmental and Non-Governmental Constraints Analysis

- Identification of Assisted Units “At Risk” of Conversion
- Residential Land Resources Inventory
- Identifies the community’s goals and policies, relative to the maintenance, improvement and development of housing.
- Identifies a ~~program which~~program that sets forth a schedule of actions Yolo County is undertaking or intends to undertake to implement the policies and achieve the goals of the Housing Element. Programs will be implemented through administration and land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and State subsidy programs.

The Housing Element is organized in the following manner:

- **Introduction.** Includes a statement of the purpose of the Housing Element and statutory requirements, a statement of the relationship between the Housing Element and other General Plan elements, the scope, content and organization of the Element, and a summary of the public participation process.
- **Regulatory Framework.** Identifies State General Plan requirements, the public involvement program undertaken by the County, and State income thresholds for affordability.
- **Summary of Key Housing Issues.** Includes a discussion of key housing needs and program planning issues that are addressed in the Housing Element.
- **Review of Prior Housing Element.** Summarizes the progress made since the previous Housing Element was adopted in 2003.
- **Community Profile.** Discusses the population, households and employment characteristics of Yolo County that relate to the housing needs of current and future residents.
- **Housing Profile.** Identifies the characteristics of the housing stock in Yolo County, including vacancy rates, types of units, age and condition of housing stock and affordability.
- **Housing Needs Analysis.** Discusses the projected housing need in Yolo County by income group, overpaying and overcrowding of housing and the special-needs populations such as seniors, persons with disabilities and farmworkers.
- **Housing Constraints.** Includes a discussion of governmental, market/economic and physical constraints to the development of housing.
- **Assisted Units “At Risk” of Conversion.** Identifies housing units in the County that are assisted under various federal, State and local programs, and are eligible for conversion to market-rate housing in the next ten-year period.
- **Residential Land Resources.** Includes an inventory of land available for residential development and demonstrates the County’s ability to meet its identified housing need for this planning period.

- **Policy Framework.** Includes a description of Yolo County's guiding principles, goals, and policies and programs relative to the accommodation of future household growth in the region and development of affordable housing. This section also identified quantified objectives for the construction, rehabilitation and preservation of housing for this planning period. The following goals are identified:
 - Housing Mix (Goal HO-1)
 - Housing Funding (Goal HO-2)
 - Reduced Housing Constraints (Goal HO-3)
 - Special Needs Housing (Goal HO-4)
 - Strengthened Neighborhoods (Goal HO-5)
 - Sustainable Housing (Goal HO-6)
 - Housing in the Delta (Goal HO-7)
- **Quantified Objectives.** Identifies the number of housing units to be constructed through June of 2013.
- **Housing Plan/Implementation Program.** Includes a matrix summarizing the various actions, programs and strategies that Yolo County will take to implement the Housing Element goals and policies.

3. Background Information

State law is very specific on the content of the Housing Element. Background information in each required topical area is provided in subsequent sections of this element.

B. Regulatory Framework

1. State General Plan Requirements

The Housing Element is one of the seven required elements of a General Plan. Sections 65580 to 65589.8 of the Government Code contain the legislative mandate for the Housing Element. State law (Section 65583) requires that the Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing.”

Specifically, Section 65583 mandates that the Housing Element include the following:

- Assessment of housing needs, inventory of resources, and constraints relevant to meeting the needs including:
 - population and employment trends
 - housing needs for all income levels
 - fair share housing allocation
 - household characteristics
 - inventory of land suitable for residential development
 - emergency shelter analysis

- governmental constraints
 - non-governmental constraints
 - special needs housing
 - energy conservation opportunities in residential housing
 - assisted units at risk of conversion
- Goals, quantified objectives, and policies including a five-year schedule of actions

Since the adoption of the prior Yolo County Housing Element in 2003, the California legislature has enacted numerous new laws related to housing elements. The most important of these new laws include:

- AB 2348: Requires a more detailed inventory of sites to accommodate projected housing needs.
- SB 520: Requires analysis of constraints to housing development, maintenance and improvement of housing for persons with disabilities.
- AB 1233: Establishes that in the case that a prior element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one-year of update (in addition to the new projected need).
- AB 2634: Requires the quantification and analysis of existing and projected housing needs of extremely low-income households.
- SB 2: Requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of zones where emergency shelters are allowed as a permitted use without a conditional use permit.

2. Public Participation

This Housing Element was prepared as part of a comprehensive update of all elements in the Yolo County General Plan. Over 50 public meetings and workshops were held as part of the General Plan Update. At these meetings the public provided input on a vision for the county, preferred land use scenarios and agricultural preservation, among other topics. Issues relating to housing, particularly affordable and special needs housing, were discussed at all of these meetings. Workshops were held throughout the county to receive input from a broad spectrum of county stakeholders.

A Planning Commission meeting devoted exclusively to the Housing Element was held on August 9, 2007. Invitations to this meeting were distributed to organizations involved in affordable housing issues, advocacy groups representing special needs groups, non-profit developers, social service agencies, community organizations and others involved with housing, as well as the members of the public. The purpose of the meeting was to receive public input on issues that affect people's ability to access affordable housing. Specifically, the meeting was designed to gain a better understanding of the effectiveness of the existing housing programs, unmet demand for special needs housing, constraints to development of affordable housing and suitable sites for future affordable housing development.

3. Measures of Housing Affordability

Much of the intent of State law related to the Housing Element focuses on ensuring that sufficient housing can be provided for all income segments of the population. In order to clarify housing need and affordability, State law classifies California households in the economic categories identified below. These economic categories are used to calculate the number of dwellings that the County will need to plan for during the Housing Element period, as required by the State through its Regional Fair Share Housing Needs Allocation Program. By definition, an “affordable dwelling” is one that costs no more than 30 percent of an occupant’s gross income.

- **Very-low-income households** are those earning 50 percent or less of the area median income.
- **Low-income households** are those earning between 50 and 80 percent of area median income.
- **Moderate-income households** are those earning between 80 and 120 percent of area median income.
- **Above moderate-income households** are those earning more than 120 percent of area median income.

Table HO-1 shows the purchase prices and rental rates affordable to households in Yolo County based on the four income levels identified above. Costs are broken down by household size, as required by law. The table details calculations for gross monthly income (GMI), which are extrapolated from the 2008 Area Median Income. Affordable rent levels are calculated at 30 percent of the GMI, including utilities. Affordable housing purchase prices assume a 10 percent down payment, plus a 30-year mortgage at a 6.5 percent fixed annual interest rate, plus taxes and insurance costs with the maximum principal, interest, taxes and insurance (PITI) payment being 30 percent of GMI. Table HO-1 is a “best-cost” scenario meaning that the affordable rent and house price are calculated based on a household income at the top of the range for each income category.¹ Most households in an income range would have to spend more than 30 percent of GMI for the listed affordable rent and affordable home prices.

C. Summary of Key Housing Issues

This section summarizes the key issues and findings related to the availability and maintenance of housing adequate to meet the needs of all Yolo County residents. Each of these issues is explored in greater depth in the following sections of this Housing Element.

1. Housing Affordability

The affordability of housing in Yolo County varies significantly throughout the unincorporated area. Currently, median housing prices range among unincorporated

¹ This is general practice among California cities in estimating housing affordability.

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TABLE HO-1 AFFORDABLE HOME PRICES, YOLO COUNTY

Three-Person Household	Income Limits ^a	Amount Available for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Very-Low-Income	\$31,950	\$799	\$574	\$21	\$105	\$98	\$799	\$10,097	\$100,965
Low-Income	\$38,340	\$959	\$689	\$25	\$126	\$118	\$959	\$12,118	\$121,184
Moderate-Income	\$51,100	\$1,278	\$919	\$34	\$168	\$157	\$1,278	\$16,149	\$161,494

^a Income limits based on 2.7 persons per household.
 Sources: HCD, 2008; Merrill Lynch, 2008; www.bloomberg.com, 2008; BAE, 2008.

communities from just under \$145,000 in Yolo to over \$1,000,000 in Clarksburg.² The high end of this range is out of reach for the majority of households. The County has been successful overall in providing affordable units. Affordability of rental units is a concern. In July 2008 monthly rents for available rental units in the unincorporated area ranged from \$795 to \$2,400.³ None of these units are considered affordable for low- or very-low-income households.

Housing affordability in Yolo County varies depending on the tenure of the housing (owner-occupied or rental). Market-rate rental housing is generally affordable for moderate-income households. Low- and very-low-income households, however, struggle to afford rental housing.

2. Accommodating All Income Levels

The Sacramento Area Council of Governments (SACOG) distributes the regional housing need allocation provided by the California Department of Housing and Community Development (HCD) to individual jurisdictions within Yolo, El Dorado, Placer, Sacramento, Sutter and Yuba Counties. SACOG allocated a total of 284 very-low-income units, 233 low-income units, 298 moderate-income units and 588 above-moderate-income units to unincorporated Yolo County for a total of 1,403 units for the compliance period of January 1, 2006 through June 30, 2013. Yolo County has already made progress in fulfilling its housing allocation since the beginning of the compliance period. Yolo County has also approved additional projects that will add to the supply of housing affordable to low-, moderate-, and above-moderate-income households. This element documents that progress and includes policies and programs to further facilitate housing production to meet the RHNA goals for all income groups.

3. Limited Land Supply for Housing

In an effort to maintain the character of rural residential communities and preserve agricultural land, the County limits sites exclusively available for new housing. Despite this limitation, Yolo County remains able to meet its housing need through the production of new housing in non-residential areas, particularly in agricultural areas. Based upon past housing production and projections for future growth, the County estimates that at least 350 new housing units will be produced in agricultural areas within this planning period. Because many of the units constructed in agricultural areas are mobile or manufactured homes, approximately 58 percent of these units are expected to be affordable for very-low-, low- and moderate-income households. Anticipated affordability levels are based upon construction values of homes from County building permit data since 2000.

4. Need for Affordable Rentals

There exists a shortage of rental units that are affordable to low- and very-low-income households in unincorporated Yolo County. In July 2008, the rents for available single-

² Dataquick.com, 2008; Metro List, 2008; BAE, 2008.

³ Respective owners and property managers, 2008; Craig's List, 2008; U.S. Department of Housing Urban Development, 2008; BAE, 2008.

family units ranged from a low of \$950 per month for a one-bedroom unit in Clarksburg to a high of \$2,400 for a four-bedroom unit outside of Woodland.⁴ In order to afford the monthly rent and utilities on the listed properties, a household would need to earn between \$39,700 and \$107,800 per year. Based on comparison with the unincorporated County median income, these rents are not affordable for the majority of Yolo County households.⁵ The shortage of affordable units is particularly critical for special needs households such as farmworkers, the elderly, persons with disabilities, and single-parent households. Policies and programs in this Element address this shortage by encouraging the production of new affordable rental units.

5. Infrastructure for Development

The infrastructure capacity in the unincorporated communities presents a constraint to residential development. Sewer and wastewater capacity within existing communities generally can accommodate only limited growth. The communities of Madison, Knights Landing and Esparto are all operating at or near capacity, and funding to expand infrastructure is often difficult to obtain. Infrastructure constraints in Dunnigan are most severe, where there is no municipal water and sewer provider. As a matter of policy, the County seeks to keep existing towns viable and sustainable, which will involve finding a resolution to aging and inadequate infrastructure and in some cases modest expansion within community areas to support the infrastructure improvements and ensure a jobs/housing balance. This Element includes policies and programs that facilitate the provision of infrastructure to new residential development.

6. Levees and Flooding

Risks associated with flooding present a constraint on housing in Yolo County. Yolo County has five primary geographic regions with the potential for flooding: the Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, Clarksburg, and Knights Landing); Colusa Basin Drain (including Knights Landing); Willow Slough (including Madison and Esparto); and Dry Slough (including Winters, DQ University, County Airport, and Davis). Levees along the Sacramento River, Yolo Bypass, and Cache Creek are currently being evaluated to determine whether they meet either the 100-year or 200-year flood standard. Addressing levee safety and flood hazards in these areas will be necessary to enable growth and development to meet the County's housing need. Policies restricting development in the 100-year floodplain also constrain the supply of land available for new housing.

D. Review of Prior Housing Element

Yolo County has taken significant steps to achieve the goals and objectives set in the previous Housing Element, which was adopted in 2003. The County continues to enact programs and policies that improve housing conditions in Yolo County. To the extent

⁴ Respective owners and property managers, 2008; Craig's List, 2008; U.S. Department of Housing Urban Development, 2008; BAE, 2008. Refer to Table 17.

⁵ Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008. Median income figures are reported in Table 4.

possible, this section summarizes the results of the previous 2002-2007 Housing Element. The previous Yolo Housing Element directed County, State, and federal resources during a five year period from June 2002 to June 2007. The following is a brief discussion of the County’s effectiveness in implementing the programs established in the previous Housing Element.

1. Provision of Housing to Meet the Prior RHNP Allocation

During the previous Housing Element planning period, Yolo County recognized the increasing economic diversity of its residents and the need to provide a range of housing types to accommodate various income levels. To address this issue, the Sacramento Area Council of Governments (SACOG) conducted a Regional Housing Needs Plan (RHNP) for Yolo County, which was adopted in September 2001. The RHNP assessed the housing need for a series of income groups – very-low-, low-, moderate- and above-moderate-incomes – and determined a housing objective for each group. The housing objective was the minimum number of new houses that were to be allocated to each income group to meet their housing need. The housing objectives for Yolo County, and the County’s success in meeting them, are summarized in Table HO-2.⁶

TABLE HO-2 PREVIOUS HOUSING ELEMENT QUANTIFIED OBJECTIVES

Program	Very Low	Low	Moderate	Above Moderate	Total
2000-2006 New Housing Construction Goals	136	180	238	449	1,003
2000-2006 Actual Production	141	92	143	718	1,094

Note: Housing production figures do not include UC Davis and tribal housing.
Source: Yolo County Planning and Public Works Department, 2008.

During the planning period of the previous Housing Element, Yolo County produced 1,094 dwelling units, which exceeded its overall housing objective by 91 dwelling units. The specific objectives for above-moderate-income and very-low-income housing were exceeded, but objectives for low-income and moderate-income objectives were not met.

To expand the availability of sites for multi-family housing and to facilitate the development of housing for lower income households, Yolo County pursues grant funding from State and federal programs. Two grants were obtained during the planning period of the previous Housing Element. These grants were specifically acquired to assist low-income households with construction costs for infrastructure development. In 2003, \$35,000 was obtained from the Community Development Block

⁶ It should be noted that the housing production estimates include production during the 2002 to 2007 Housing Element planning period. This review does not change the housing allocation or production during the current 2008 to 2013 planning period. Rather, it provides insight in how Yolo County’s prior policies and programs have impacted affordable housing development and where changes should be made to policies and programs that would further facilitate appropriate housing development.

Grants to provide planning and technical support for the Dunnigan Master Water Plan. Two additional Community Development Block Grants were also received, for a total of \$952,375 in funding. These monies were used to implement a water supply system and wastewater treatment facility improvements for the community of Madison.

Other programs are provided by the County on a continual basis, such as home buyers assistance programs. In May of 2007, the County secured \$800,000 in grant funding to help with new home buyer's assistance programs. One program offered by the County works to maintain a website with information on new housing development projects, available programs for new home buyers and economic assistance programs.

2. Provision of Affordable Housing

Since 2003, Yolo County has not subsidized any affordable housing units. However, a number of private, for-profit, housing developments have been completed under the County's 20 percent inclusionary housing ordinance. Three development projects have been built under the ordinance, which have produced approximately 24 low-income units, one senior citizen facility, 8 acres of dedicated land, and \$225,000 of in-lieu fees dedicated to affordable housing. Apart from the inclusionary ordinance, the County also streamlines permitting processes, waives fees, and pursues California Environmental Quality Act (CEQA) exemptions for affordable housing projects, infill development and agricultural employee housing.

The County has also approved other policies and programs to encourage affordable housing developments. In 2003, Yolo County adopted a secondary unit ordinance that allows secondary dwelling units by right on residential and agricultural lands. County staff estimates that about five second dwelling units are constructed on average per year in unincorporated Yolo County. The County has also re-zoned several large parcels in the community of Esparto to the R-2 (multiple families) zoning designation, in order to encourage duplex developments. Other measures taken by the County included working with LAFCO to assess the state of farmworker labor housing and creating an agricultural land conversion ordinance exemption for low- and moderate-income households. The County has also completed a GIS program that can conduct a search of parcels within the County available for affordable housing development.

In addition, the County has supplemented its budget for affordable housing by pursuing housing grants from State and federal programs. During the planning period, the County applied for nine grants through various programs and received eight of them, generating \$2,262,655 in available funding. The County has also worked in cooperation with UC Davis to secure a bond to fund future student housing. The Housing Trust Fund is another source of income for affordable housing. ~~This fund is fed by fees levied on commercial development permits~~ Fees levied on commercial development permits support this fund.

3. Rehabilitation/Conservation

The County is committed to conserving and rehabilitating already existing housing. Under an assortment of different programs, the County continuously provides a number

of services such as comprehensive building code inspections performed at an inspection fee that covers the cost of this service, or free for low-income households. The County also maintains a database that records information regarding housing conditions, inspection results and repairs, for residences that have been tagged for non-conformance.

The County Planning and Public Works Department is involved with preserving at-risk affordable housing units and mobile home parks, and runs a maintenance program for mobile home and recreational vehicle parks. One example is the Mobile Home Park Resident Ownership Program, which offers financial assistance for the preservation of mobile home parks by conversion to ownership. The County also has a revolving loan program available for funding housing rehabilitations and home repairs. In addition, Yolo County is involved in preservation of affordable units through HUD's conversion voucher program. Lastly, the County will continue to allow nonconforming dwelling units to be rehabilitated provided that the nonconformity is not increased and there is no threat to public health and safety.

4. Equal Housing Opportunity

To ensure equal housing opportunity, Yolo County maintains a contract with Fair Housing Services for applicants and residents of its programs. Through this contract, residents of Yolo County receive counseling on issues related to fair housing, free of charge.

5. Energy Conservation

Yolo County encourages energy conservation with ongoing programs that work to implement State conservation standards, such as requiring building permit applicants to satisfy the State's energy conservation regulations (Title 24). The County also partnered with PG&E to provide free energy conservation assessments of all its affordable rental housing and to make energy conservation improvements.

6. Cooperation/ Coordination

The County maintains ongoing programs to ensure cooperation and coordination between agencies, programs and planning documents. The County conducts an ongoing review of the County's General Plan to ensure internal consistency and consistency with its zoning ordinance. The County also assesses community plans for consistency with countywide housing goals and needs, and conducts periodic reviews of the Housing Element, such as is performed by this section.

E. Community Profile

This section provides detailed information on population, household, and employment characteristics and trends in unincorporated Yolo County and the Sacramento-Yolo

Consolidated Metropolitan Statistical Area (CMSA).⁷ The analysis utilizes figures from the 2000 Census, the U.S. Department of Housing and Urban Development (HUD), as well as estimates from the California Department of Finance (DOF). Claritas, Inc., a private data vendor, provides additional 2008 demographic estimates to complement DOF figures for unincorporated Yolo County. Projections from SACOG further illuminate demographic conditions and trends anticipated during this Housing Element planning period.⁸

1. Population Characteristics

a. Population Growth

Unincorporated Yolo County experienced slower population growth between 2000 and 2008 as compared to the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA). According to DOF estimates reported in Table HO-3, the unincorporated Yolo County population (excluding group homes) was 19,147 persons in 2008. The DOF estimate indicates a 6.9 percent increase in population from 2000 to 2008. In contrast, the total population of the CMSA grew by over 19 percent during the same time period.

b. Age Composition

Table HO-4 shows the 2000 and 2008 age distributions for the populations in both the unincorporated County and the Sacramento-Yolo CMSA. Estimates of the median age in unincorporated Yolo County are lower than for the CMSA; 29.1 years as compared to 35.0, in 2008. In the unincorporated county the median age decreased very slightly between 2000 and 2008, sliding from 29.6 to 29.1 years of age. In contrast, the median CMSA age increased very slightly between 2000 and 2008, rising from 34.6 to 35.0 years.

Between 2000 and 2008 the share of children as a component of overall population declined in both the CMSA and the unincorporated County. In the unincorporated County, an estimated 22 percent of the population was under the age of 18 in 2008, compared to 24 percent in 2000. The decline was much slighter in the CMSA, falling from 27 percent of the total population in 2000 to 25 percent in 2008. While the decline in share represented a net decrease in the number of children residing in unincorporated Yolo County between 2000 and 2008, the number of children in the CMSA grew during that timeframe. The 35 to ~~44~~44-age bracket represents the only other age category to experience a net decline in population between 2000 and 2006 in the unincorporated County.

⁷ The Sacramento-Yolo CMSA, a U.S. Census-defined geography, consists of El Dorado, Placer, Sacramento, and Yolo Counties.

⁸ Projections used in this document are from SACOG's Metropolitan Transportation Plan projection series (2006), which includes minor zone-level estimates and projections that can be aggregated to approximate the various unincorporated communities within the County. It should be noted that since SACOG's projections were based in part on the local land use policies in effect at the time the projections were prepared, Yolo County's growth potential under the adopted General Plan Update may vary from the projections.

TABLE HO-3 POPULATION AND HOUSEHOLD TRENDS, 2000 AND 2008

	2000	2008 (Estimated) ^c	Percent Change 2000-2008
Unincorporated Yolo County			
Population	21,461	23,265	8.4%
Households	6,365	6,859	7.8%
Average Household Size	2.82	2.79	-0.8%
Household Type			
HH with Children ^a	39%	38%	
HH without Children	61%	62%	
Tenure			
Owner	62%	60%	
Renter	38%	40%	
Sacramento-Yolo CMSA^b			
Population	1,796,857	2,136,604	18.9%
Households	665,298	799,125	20.1%
Average Household Size	2.65	2.63	-0.8%
Household Type			
HH with Children ^a	37%	38%	
HH without Children	63%	62%	
Tenure			
Owner	61%	64%	
Renter	39%	36%	

^a Households with children have at least one member under the age of 18.

^b The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^c 2008 population, households, and average household size figures were derived from California Department of Finance population estimates. 2008 household type and tenure figures were derived from Claritas estimates.

Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008.

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TABLE HO-4 AGE DISTRIBUTION, 2000 AND 2008

Age Range	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2008 ^b		2000		2008 ^b	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	5,153	24%	5,144	22%	486,631	27%	530,070	25%
18 - 24	4,180	19%	4,959	21%	174,564	10%	218,845	10%
25 - 34	2,730	13%	3,317	14%	248,411	14%	319,104	15%
35 - 44	2,919	14%	2,572	11%	293,566	16%	305,266	14%
45 - 54	2,628	12%	2,678	12%	245,456	14%	300,540	14%
55 - 64	1,723	8%	2,151	9%	144,678	8%	217,323	10%
65 and Over	2,128	10%	2,443	11%	203,551	11%	245,457	11%
Total Population	21,461	100%	23,265	100%	1,796,857	100%	2,136,604	100%
Median Age^c	29.6		29.1		34.6		35.0	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2008 figures were derived using Department of Finance population estimates and Claritas age distribution estimates.

^c Median age figures for Unincorporated Yolo County were estimated using the age distribution figures.

Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008.

The share of elderly persons in the unincorporated County has increased from 10 percent in 2000 to 11 percent in 2008, more closely matching the CMSA's age distribution. In addition, the share of persons between the ages of 55 and 64 also rose from 8 percent in 2000 to 9 percent in 2008 in both the unincorporated County and the CMSA.

c. Projected Population Growth

Table HO-5 details SACOG population projections for Yolo County and its jurisdictions with interpolated projections for 2013 based on 2010 and 2015 estimates. According to SACOG projections, the population of unincorporated Yolo County is anticipated to grow by an average of 3.2 percent annually while the overall County population is projected to grow at an average annual rate of 1.8 percent. Growth in the unincorporated County is not expected to occur evenly across communities, with higher growth rates projected for Dunnigan and Knights Landing as compared to Clarksburg, Madison, and Esparto. By 2013, SACOG projects a total population of just under 31,000 persons for the unincorporated County, and nearly 220,000 people Countywide.

2. Household Characteristics

a. Household Growth

Based on DOF estimates shown in Table HO-3, the number of households in unincorporated Yolo County increased by just under 500 between 2000 and 2008, totaling approximately 6,860 households in 2008. This represents a nearly 8 percent increase in households in the unincorporated County over that period of time. In that same timeframe, the number of households in the CMSA increased by over 20 percent, for a total of over 799,000 households by 2008.

b. Household Size

As reported in Table HO-3, the average household sizes in both the unincorporated County and the CMSA decreased between 2000 and 2008. In unincorporated Yolo County, the average household size dropped from an average of 2.82 persons per household in 2000 to DOF's estimate of 2.79 persons per household in 2008. In the CMSA, the average household size fell from 2.65 in 2000 to 2.63 in 2008. So, while the average household size fell at the same rate in both the unincorporated County and the CMSA, the average unincorporated area household size in 2008 still remained larger as compared to the CMSA.

c. Household Type

Table HO-3 further details the composition of households in unincorporated Yolo County and the Sacramento-Yolo CMSA. Based on estimates from Claritas, the share of households with children decreased slightly in the unincorporated County, while increasing in the CMSA between 2000 and 2008.⁹ Approximately 39 percent of households in the unincorporated Yolo County included children in 2000, compared to 38 percent in 2008. In the CMSA, an estimated 38 percent of households had children in 2008, a rise from 37 percent in 2000.

⁹ Households with children have at least one member under the age of 18.

TABLE HO-5 POPULATION PROJECTIONS, 2005 TO 2015

	Projected Population				Projected Average Annual Change 2005-2013
	2005	2010	2013 ^a	2015	
Yolo County Total	191,218	209,035	219,890	227,126	1.8%
Davis	63,850	65,615	66,588	67,237	0.5%
Winters	7,159	8,709	9,850	10,610	4.1%
Woodland	52,584	57,010	59,053	60,415	1.5%
West Sacramento	40,032	48,408	54,001	57,730	3.8%
Unincorporated Yolo County	27,593	29,293	30,398	31,134	1.2%
<i>Clarksburg</i>	440	444	446	447	0.2%
<i>Dunnigan</i>	1,023	1,719	2,162	2,457	9.8%
<i>Esparto</i>	2,040	2,297	2,484	2,608	2.5%
<i>Knights Landing</i>	1,094	1,383	1,547	1,656	4.4%
<i>Madison</i>	536	598	643	673	2.3%
<i>Rest of Unincorporated County^b</i>	22,460	22,852	23,117	23,293	0.4%

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

^a Data for 2013 are interpolated from 2010 and 2015 figures.

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison. The following minor zones were used for the five study geographies within the unincorporated County:

- Clarksburg: 104100
- Dunnigan: 114200 and 114210
- Esparto: 115400 and 115420
- Knights Landing: 114310 and 114400
- Madison: 115300

Sources: SACOG, 2006; BAE, 2007.

d. Tenure

The distribution of households between owners and renters shifted slightly between 2000 and 2008 in unincorporated Yolo County, according to Claritas estimates. In 2000, approximately 62 percent of households owned their own home, while 38 percent rented. The proportion of owner households decreased to 60 percent in 2008, while renters increased to 40 percent. In contrast, the share of owner-occupied households grew in the CMSA by three percentage points during the same timeframe, from 61 percent in 2000 to 64 percent in 2008. Renter households in the CMSA decreased to 36 percent in 2008.

e. General Income Characteristics

As shown in Table HO-6, Claritas estimates that in unincorporated Yolo County and the CMSA the number of households with annual incomes below \$35,000 decreased between 1999 and 2008. In the unincorporated County, the share of households with incomes below \$35,000 decreased from 42 percent to 33 percent. In the CMSA the decline was from 37 percent in 1999 to 28 percent in 2008.

However, while the share of households with incomes between \$35,000 and \$75,000 remained stable between 1999 and 2008 in the unincorporated County, the share of total households in that income range decreased by three percentage points in the CMSA over the same time-frame. Furthermore, the share of households with incomes over \$75,000 increased in both areas between 1999 and 2008. In the unincorporated County, the percentage of households with incomes over \$75,000 grew from 24 percent to 33 percent, while in the CMSA the share of households rose from 26 percent to 38 percent.

Overall, median incomes in the unincorporated County were lower than the CMSA's median income estimates in both 1999 and 2008. The median household income in the unincorporated County rose from \$42,500 in 1999 to \$51,300 in 2008 while the CMSA's median household income increased from just over \$46,100 to nearly \$58,700 over the same timeframe. These household income figures are not adjusted for inflation.

f. Household Income Levels

Table HO-7 details the number of households in Yolo County by jurisdiction and income category based on 1999 incomes reported in the HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) dataset. This is the latest dataset for which such detailed size-adjusted household income levels based on actual survey data are available. Overall, the share of unincorporated County households in the moderate- and above-moderate-income categories, 19 and 36 percent respectively, paralleled the Countywide pattern. However, a slightly lower share of owner-occupied households in the unincorporated County, 47 percent, fell in the above-moderate category as compared to 55 percent of owner-occupied households in the overall County.

g. Race and Ethnicity

Table HO-8 reports the household race and ethnicity figures for unincorporated Yolo County and the Sacramento-Yolo CMSA. It is important to note that households are

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TABLE HO-6 HOUSEHOLD INCOME DISTRIBUTION, 1999 AND 2008

Income Range	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	1999 ^b		2008 ^c		1999 ^b		2008 ^c	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$15,000	951	15%	756	11%	89,724	13%	79,117	10%
\$15,000 - \$24,999	817	13%	751	11%	76,209	11%	70,264	9%
\$25,000 - \$34,999	909	14%	736	11%	81,774	12%	74,916	9%
\$35,000 - \$49,999	1,008	16%	1,122	16%	110,391	17%	115,235	14%
\$50,000 - \$74,999	1,146	18%	1,227	18%	136,746	21%	158,818	20%
\$75,000 - \$99,999	512	8%	754	11%	77,439	12%	110,638	14%
\$100,000 - \$149,999	558	9%	702	10%	62,614	9%	116,875	15%
\$150,000 or more	463	7%	811	12%	30,402	5%	73,263	9%
Total Households	6,365	100%	6,859	100%	665,298	100%	799,125	100%
Median Household Income^d	\$42,500		\$51,300		\$46,106		\$58,698	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2000 figures were derived using Census 2000 Summary File 1 total household estimates and Summary File 3 income distribution estimates

^c 2008 figures were derived using Department of Finance total household estimates and Claritas income distribution estimates

^d Median household income figures for Unincorporated Yolo County were estimated using the household distribution figures

Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008.

Table HO-7 HOUSEHOLD INCOME CATEGORY DISTRIBUTION, 2000

	Extremely Low-Income Household Income <= 30% MFI		Very-Low-Income Household Income >30 to <=50% MFI		Low-Income Household Income > 50 to <=80% MFI		Moderate-Income Household Income >80 to <120% MFI		Above-Moderate-Income Household Income >120% MFI		Total Households	
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total
Owner Occupied												
Yolo County	1,725	5%	1,890	6%	4,060	13%	6,630	21%	17,205	55%	31,510	100%
Davis	255	3%	275	3%	690	7%	1,410	14%	7,570	74%	10,200	100%
Winters	40	3%	99	8%	170	13%	340	26%	655	50%	1,304	100%
Woodland	480	5%	445	5%	1,375	14%	2,560	26%	4,905	50%	9,765	100%
West Sacramento	645	10%	710	11%	1,190	19%	1,495	24%	2,185	35%	6,225	100%
Unincorp. Yolo County	305	8%	361	9%	635	16%	825	21%	1,890	47%	4,016	100%
Renter Occupied												
Yolo County	7,475	27%	5,400	19%	6,015	22%	4,615	17%	4,365	16%	27,870	100%
Davis	3,965	31%	2,300	18%	2,395	19%	1,805	14%	2,265	18%	12,730	100%
Winters	105	16%	135	21%	175	27%	125	19%	105	16%	645	100%
Woodland	1,300	19%	1,395	20%	1,710	25%	1,560	22%	985	14%	6,950	100%
West Sacramento	1,660	32%	1,130	22%	1,065	21%	738	14%	580	11%	5,173	100%
Unincorp. Yolo County	445	19%	440	19%	670	28%	387	16%	430	18%	2,372	100%
Total Households												
Yolo County	9,200	15%	7,290	12%	10,075	17%	11,245	19%	21,570	36%	59,380	100%
Davis	4,220	18%	2,575	11%	3,085	13%	3,215	14%	9,835	43%	22,930	100%
Winters	145	7%	234	12%	345	18%	465	24%	760	39%	1,949	100%
Woodland	1,780	11%	1,840	11%	3,085	18%	4,120	25%	5,890	35%	16,715	100%
West Sacramento	2,305	20%	1,840	16%	2,255	20%	2,233	20%	2,765	24%	11,398	100%
Unincorp. Yolo County	750	12%	801	13%	1,305	20%	1,212	19%	2,320	36%	6,388	100%

Note: Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Yolo County. Total household figures may vary from those reported in Table HO-3 due to different estimation methodologies
 Sources: HUD, 2007; BAE, 2007.

TABLE HO-8 HOUSEHOLD BY RACE/ETHNICITY, 2000 AND 2008

Household Race/Ethnicity	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2008 ^b		2000		2008 ^b	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Not Hispanic or Latino								
White	4,202	66.0%	4,269	62.2%	473,679	71.2%	527,231	66.0%
Black of African American	133	2.1%	157	2.3%	43,586	6.6%	55,733	7.0%
American Indian & Alaska Native	57	0.9%	69	1.0%	4,928	0.7%	5,772	0.7%
Asian	429	6.7%	579	8.4%	46,990	7.1%	70,644	8.8%
Native Hawaiian & Other Pacific Islander	5	0.1%	11	0.2%	2,053	0.3%	3,362	0.4%
Some Other Race	9	0.1%	8	0.1%	1,361	0.2%	1,596	0.2%
Two or More Races	123	1.9%	152	2.2%	17,911	2.7%	24,546	3.1%
<i>Subtotal: Not Hispanic or Latino</i>	<i>4,958</i>	<i>78%</i>	<i>5,246</i>	<i>76%</i>	<i>590,508</i>	<i>89%</i>	<i>688,884</i>	<i>86%</i>
Hispanic or Latino								
White	556	8.7%	612	8.9%	32,577	4.9%	48,185	6.0%
Black of African American	9	0.1%	17	0.2%	903	0.1%	1,375	0.2%
American Indian & Alaska Native	18	0.3%	22	0.3%	1,703	0.3%	2,489	0.3%
Asian	5	0.1%	7	0.1%	671	0.1%	932	0.1%
Native Hawaiian & Other Pacific Islander	2	0.0%	1	0.0%	139	0.0%	216	0.0%
Some Other Race	748	11.8%	876	12.8%	33,086	5.0%	48,843	6.1%
Two or More Races	69	1.1%	79	1.2%	5,711	0.9%	8,201	1.0%
<i>Subtotal: Hispanic or Latino</i>	<i>1,407</i>	<i>22%</i>	<i>1,613</i>	<i>24%</i>	<i>74,790</i>	<i>11%</i>	<i>110,241</i>	<i>14%</i>
Total Households	6,365	100%	6,859	100%	665,298	100%	799,125	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2008 figures were derived using Department of Finance total household estimates and Claritas race/ethnicity distribution estimates
 Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008.

categorized based on the race and ethnicity of the head of household. As some households may include individuals of different races and ethnicities, the household distribution reported in this table does not necessarily parallel the local population distribution of race and ethnicity.

As detailed in Table HO-8, the proportion of Hispanic or Latino households in unincorporated Yolo County, with 24 percent of total households, surpassed the share in the CMSA by approximately 10 percent in 2008. The share of Hispanic or Latino households increased in both geographies between 2000 and 2008. In the unincorporated County, the share of Hispanic or Latino households increased from 22 percent in 2000 to 24 percent in 2008, while in the CMSA the share rose from 11 to 14 percent over the same period of time.

In addition, the share of Black or African American households, Asian households, and households of two or more races rose over the same time-period in both unincorporated Yolo County and the Sacramento-Yolo CMSA. The number of American Indian and/or Native Alaskan households in the unincorporated County also rose from 75 to 91 households between 2000 and 2008. While the share of non-Hispanic or Latino households decreased from 78 to 76 percent in the unincorporated County and 89 to 86 percent the CMSA between 2000 and 2008, the actual number of households with these characteristics increased during that period in both study areas.

h. Projected Household Growth

As detailed in Table HO-9, SACOG projects the number of households in the unincorporated County will grow by an average of 1.5 percent annually, reaching nearly 8,560 households by 2013. The projected average annual growth rate for the overall County is about 1.8 percent. Paralleling SACOG's population projections, SACOG expects the communities of Dunnigan and Knights Landing to experience higher household growth rates than other communities in the unincorporated County.

3. Employment

a. Employment Type

Table HO-10 presents employment estimates for Yolo County (including incorporated jurisdictions and the unincorporated County) provided by the California Employment Development Department (EDD). Total employment in Yolo County grew at an average rate of 1.4 percent annually between 2000 and 2006. However, some industry sectors experienced declines in employment over that time period while employment in other sectors increased. The government sector grew at an estimated average rate of 3.8 percent annually, representing the highest growth rate across industry sectors. The second fastest-growing sector, leisure and hospitality, grew annually by 3.3 percent on average, likely due in large part to activities at the Cache Creek Casino Resort. The construction and financial activities sectors also showed notable annual average growth rates of 3.1 and 3.0 percent, respectively. Government services, with around 36,600 employees, represents approximately 36 percent of all employment in the county. Employment at UC Davis is categorized by EDD in the State government sector, which falls under government services.

TABLE HO-9 HOUSEHOLD PROJECTIONS, 2005 TO 2015

	Projected Households				Projected Average Annual Change 2005-2013
	2005	2010	2013 ^a	2015	
Yolo County Total	68,907	75,555	79,807	82,642	1.9%
Davis	24,885	25,580	25,956	26,207	0.5%
Winters	2,335	2,865	3,242	3,494	4.2%
Woodland	18,775	20,372	21,327	21,964	1.6%
West Sacramento	15,310	18,526	20,686	22,126	3.8%
Unincorporated Yolo County	7,602	8,212	8,595	8,851	1.5%
<i>Clarksburg</i>	173	175	176	176	0.2%
<i>Dunnigan</i>	389	621	771	871	8.9%
<i>Esparto</i>	757	880	950	996	2.9%
<i>Knights Landing</i>	371	464	519	555	4.3%
<i>Madison</i>	156	174	187	196	2.3%
<i>Rest of Unincorporated County^b</i>	5,756	5,898	5,993	6,057	0.5%

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

^a Data for 2013 are interpolated from 2010 and 2015 figures.

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison. The following minor zones were used for the five study geographies within the unincorporated County:

- Clarksburg: 104100
- Dunnigan: 114200 and 114210
- Esparto: 115400 and 115420
- Knights Landing: 114310 and 114400
- Madison: 115300

Sources: SACOG, 2006; BAE, 2007.

While many industry sectors experienced employment growth between 2000 and 2005, employment in several sectors declined. Retail trade exhibited the greatest rate of decline over the seven years, with an average 3.6 percent annual decline. This represents a decrease of 1,700 jobs over the study period. Nondurable goods, manufacturing and farm employment, and professional and business services fell by

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TABLE HO-10 YOLO COUNTY ANNUAL AVERAGE INDUSTRY EMPLOYMENT, 2000 TO 2006

Industry Sector	Yolo County							Average Annual % Change 2000-2006
	2000	2001	2002	2003	2004	2005	2006	
Farm	4,900	4,100	4,500	4,200	3,800	3,800	4,200	-2.5%
Natural Resources and Mining	300	300	300	200	200	200	300	0.0%
Construction	4,500	4,700	4,700	4,900	5,000	5,300	5,400	3.1%
Durable Goods Mfg.	3,300	2,900	2,900	2,900	3,100	3,500	3,600	1.5%
Nondurable Goods Mfg.	3,500	2,500	2,600	3,000	3,000	3,100	3,000	-2.5%
Wholesale Trade	4,900	4,400	4,600	4,800	4,800	4,900	5,100	0.7%
Retail Trade	8,600	8,600	7,800	7,100	6,800	6,900	6,900	-3.6%
Transportation, Warehousing and Utilities	7,400	7,600	7,700	7,300	7,700	7,700	7,600	0.4%
Information	1,100	1,100	1,100	1,100	1,200	1,100	1,200	1.5%
Financial Activities	3,100	3,200	3,300	3,300	3,400	3,700	3,700	3.0%
Professional and Business Services	9,200	8,800	8,100	8,200	8,100	8,000	7,900	-2.5%
Educational and Health Services	5,000	5,600	5,800	5,800	6,000	6,200	6,200	3.7%
Leisure and Hospitality	5,600	6,000	5,900	6,200	6,400	6,600	6,800	3.3%
Other Services	1,700	1,800	1,900	1,900	1,900	1,800	1,900	1.9%
Government	29,300	30,300	32,100	34,300	35,600	36,400	36,600	3.8%
Total, All Industries^a	92,4200	91,9700	93,3200	95,2900	97,06,900	99,200	100,4500	1.4%

^a The "Total, All Industries" field may not equal the sum of individual industry sectors due to rounding.

Source: California Employment Development Department, 2008; BAE, 2008.

500, 700 and 1,300 jobs, respectively, between 2000 and 2005, equaling a 2.5 percent average annual decline in all three sectors.¹⁰

b. Projected Employment Growth

As reported in Table HO-11, SACOG projects an average annual employment growth rate of 1.5 percent between 2005 and 2013 in the unincorporated County. In comparison, SACOG expects employment in Yolo County overall, including the incorporated cities, to grow at an average rate of 2.6 percent per year.

SACOG also provides more detailed projections for employment by land use category, including retail, office, medical, education, manufacturing, and other employment. While office and manufacturing employment lead in overall County job growth, SACOG anticipates very little of these sectors' growth in unincorporated Yolo County. The greatest projected employment growth for unincorporated Yolo County occurs in the education sector, with a 1.7 average annual growth rate during this Housing Element planning period. Employment in this land use category includes jobs at UC Davis.

Based on the analysis of EDD projections reported in the Yolo County General Plan Update *Market and Fiscal Considerations for the General Plan* background study, Yolo County will experience a strong local economy through 2012. EDD expects County non-farm employment, including the incorporated cities, to grow at a faster rate as compared to the rest of the State. With the exception of the wholesale trade as well as the natural resources, mining, and construction sectors, EDD projections anticipate higher employment growth rates across the board in Yolo County as compared to the State.

c. Ratio of Jobs to Employed Residents

Based on SACOG estimates of 2005 jobs and households, and 2000 Census data regarding the average number of employed residents per household countywide, Table H-12 highlights the number of jobs relative to the estimated number of employed residents in among general community areas within Yolo County. The figures in the table do not correspond exactly to specific city or unincorporated community boundaries, due to the fact that the SACOG minor zone level data aggregated for this analysis do not follow jurisdictional lines.

Additionally, Table HO-12 associates unincorporated area employment on the UC Davis campus with Davis, since the campus relies so much on the city for student, staff, and faculty housing and the city relies heavily on the campus as a local employment center. Therefore, Table HO-12 provides a general indicator of the jobs housing balance in different community areas within the county.

The table shows that while Yolo County overall has more jobs than employed residents, each of the unincorporated area communities has fewer jobs than employed residents,

¹⁰ Nondurable goods possess a shorter usable life than durable goods and include items such as food, cleaning products, paper and paper products, and cosmetics. Durable goods include items such as home furnishings, electronics, cars, and appliances.

TABLE HO-11 EMPLOYMENT PROJECTIONS, 2005 TO 2015

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
Total Project Employment					
Yolo County Total	109,855	127,233	135,270	140,628	2.6%
Davis	16,378	19,045	19,211	19,322	2.0%
Winters	1,774	2,138	2,360	2,508	3.6%
Woodland	24,634	28,235	30,450	31,926	2.7%
West Sacramento	41,282	50,004	54,209	57,012	3.5%
Unincorporated Yolo County	25,787	27,811	29,040	29,860	1.5%
<i>Clarksburg</i>	207	252	267	277	3.2%
<i>Dunnigan</i>	85	93	143	177	6.8%
<i>Esparto</i>	261	299	324	341	2.7%
<i>Knights Landing</i>	106	125	114	107	0.9%
<i>Madison</i>	68	72	76	79	1.4%
<i>Rest of Unincorp. County^b</i>	25,060	26,970	28,115	28,879	1.4%
Projected Retail Employment					
Yolo County Total	14,370	17,548	18,572	19,255	3.3%
Davis	4,585	5,153	5,214	5,254	1.6%
Winters	532	659	747	805	4.3%
Woodland	5,361	5,854	6,098	6,260	1.6%
West Sacramento	3,527	5,513	6,144	6,564	7.2%
Unincorporated Yolo County	365	369	371	372	0.2%
<i>Clarksburg</i>	12	12	12	12	0.0%
<i>Dunnigan</i>	17	17	17	17	0.0%
<i>Esparto</i>	62	66	68	69	1.1%
<i>Knights Landing</i>	32	32	32	32	0.0%
<i>Madison</i>	27	27	27	27	0.0%
<i>Rest of Unincorp. County^b</i>	215	215	215	215	0.0%
Projected Office Employment					
Yolo County Total	23,937	29,660	32,692	34,714	4.0%
Davis	4,538	5,388	5,482	5,544	2.4%
Winters	236	295	335	361	4.5%
Woodland	4,161	5,338	6,220	6,808	5.2%
West Sacramento	14,787	18,422	20,435	21,777	4.1%
Unincorporated Yolo County	215	217	221	224	0.4%
<i>Clarksburg</i>	5	7	8	9	6.4%
<i>Dunnigan</i>	10	10	10	10	0.0%

TABLE HO-11 EMPLOYMENT PROJECTIONS, 2005 TO 2015 (CONTINUED)

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
<i>Esparto</i>	26	26	29	31	1.4%
<i>Knights Landing</i>	1	1	1	1	0.0%
<i>Madison</i>	15	15	15	15	0.0%
<i>Rest of Unincorp. County^b</i>	158	158	158	158	0.0%
Projected Medical Employment					
Yolo County Total	4,403	5,072	5,390	5,602	2.6%
Davis	1,395	1,582	1,582	1,582	1.6%
Winters	74	88	100	108	3.8%
Woodland	2,096	2,206	2,313	2,384	1.2%
West Sacramento	820	1,176	1,373	1,504	6.7%
Unincorporated Yolo County	18	20	22	24	2.8%
<i>Clarksburg</i>	0	0	0	0	NA
<i>Dunnigan</i>	0	0	0	0	NA
<i>Esparto</i>	10	12	14	15	4.1%
<i>Knights Landing</i>	5	5	6	6	1.4%
<i>Madison</i>	0	0	0	0	NA
<i>Rest of Unincorp. County^b</i>	3	3	3	3	0.0%
Projected Education Employment					
Yolo County Total	24,464	26,660	27,980	28,860	1.7%
Davis	1,216	1,275	1,275	1,275	0.6%
Winters	185	252	260	266	4.4%
Woodland	1,586	1,685	1,771	1,828	1.4%
West Sacramento	1,168	1,368	1,462	1,524	2.8%
Unincorporated Yolo County	20,309	22,080	23,212	23,967	1.7%
<i>Clarksburg</i>	57	60	62	63	1.0%
<i>Dunnigan</i>	0	0	34	57	NA
<i>Esparto</i>	111	130	149	161	3.7%
<i>Knights Landing</i>	33	49	35	25	0.6%
<i>Madison</i>	6	8	9	10	5.5%
<i>Rest of Unincorp. County^b</i>	20,102	21,833	22,924	23,651	1.7%
Projected Manufacturing Employment					
Yolo County Total	11,390	14,320	15,660	16,554	4.1%
Davis	1,181	1,728	1,740	1,748	5.0%
Winters	380	409	412	414	1.0%
Woodland	2,488	4,580	5,051	5,365	4.7%

TABLE HO-11 EMPLOYMENT PROJECTIONS, 2005 TO 2015 (CONTINUED)

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
West Sacramento	5,366	6,628	7,482	8,052	4.2%
Unincorporated Yolo County	975	975	975	975	0.0%
<i>Clarksburg</i>	3	3	3	3	0.0%
<i>Dunnigan</i>	0	0	0	0	NA
<i>Esparto</i>	3	3	3	3	0.0%
<i>Knights Landing</i>	5	5	5	5	0.0%
<i>Madison</i>	8	8	8	8	0.0%
<i>Rest of Unincorp. County^b</i>	956	956	956	956	0.0%
Projected Other Employment					
Yolo County Total	31,291	33,973	34,975	35,643	1.4%
Davis	3,463	3,919	3,919	3,919	1.6%
Winters	367	435	506	554	4.1%
Woodland	7,942	8,572	8,997	9,281	1.6%
West Sacramento	15,614	16,897	17,313	17,591	1.3%
Unincorporated Yolo County	3,905	4,150	4,239	4,298	1.0%
<i>Clarksburg</i>	130	170	182	190	4.3%
<i>Dunnigan</i>	58	66	82	93	4.5%
<i>Esparto</i>	49	62	62	62	3.0%
<i>Knights Landing</i>	30	33	36	38	2.3%
<i>Madison</i>	12	14	17	19	4.5%
<i>Rest of Unincorp. County^b</i>	3,626	3,805	3,860	3,896	0.8%

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

^a Data for 2013 are interpolated from 2010 and 2015 figures.

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison. The following minor zones were used for the five study geographies within the unincorporated County:

 Clarksburg: 104100
 Dunnigan: 114200 and 114210
 Esparto: 115400 and 115420
 Knights Landing: 114310 and 114400
 Madison: 115300

Sources: SACOG, 2006; BAE, 2007.

TABLE HO-12 YOLO COUNTY 2005 RATIO OF JOBS TO EMPLOYED RESIDENTS

	Jobs ^a	Households ^a	Average Employed Residents per Household ^b	Total Employed Residents	Jobs: Employed Residents
Yolo County Total	109,855	68,907	1.3	89,579	1.23
Davis Community Area ^c	38,878	24,885	1.3	32,351	1.20
Winters	1,774	2,335	1.3	3,036	0.58
Woodland	24,634	18,775	1.3	24,408	1.01
West Sacramento	41,282	15,310	1.3	19,903	2.07
Unincorp. County ^c	3,287	7,602	1.3	9,883	0.33
<i>Clarksburg</i>	207	173	1.3	225	0.92
<i>Dunnigan</i>	85	389	1.3	506	0.17
<i>Esparto</i>	261	757	1.3	984	0.27
<i>Knights Landing</i>	106	371	1.3	482	0.22
<i>Madison</i>	68	156	1.3	203	0.34
<i>Rest of Unincorp. County^d</i>	2,560	5,756	1.3	7,483	0.34

^a Estimate is based on the SACOG aggregated minor zone projections for 2005 employment and households as reported in Tables H-9 and H-11.

^b Based on 2000 Census household and employment data reported for Yolo County

^c Includes City of Davis and unincorporated UC Davis campus area. Based on employment figures from UC Davis, the University employed resulting in a total of 22,500 University employees for 2005. This figure was subtracted from the 2005 unincorporated County employment projections and added to the City of Davis, to represent the Davis Community Area.

^d Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison

Sources: SACOG, 2006; BAE, 2007.

with the exception of the UC Davis campus, which provides many more jobs than employed residents, primarily to the benefit of people living in the adjacent City of Davis or other locations elsewhere in the county or beyond. Of the communities in the unincorporated County, only the town of Clarksburg came near to achieving a balance between jobs and employed residents with a ratio of 0.92 in 2005. All other communities in unincorporated Yolo County had one-third or less the number of jobs needed to balance with the number of employed residents.

F. Housing Profile

The following section draws on several different data sources to detail the current housing conditions in unincorporated Yolo County. Sources of information include the 2000 Census, the California Department of Finance (DOF), Dataquick.com, as well as

information gathered during a windshield survey of communities in unincorporated Yolo County. As in the previous section, housing information for the Sacramento-Yolo CMSA is also provided when available. This section also identifies housing conditions in Yolo County that require action from the County. When action is required, this section references policies and programs contained in Section H of the Housing Element.

1. Vacancy Rates

According to vacancy rate data from DOF, vacancy levels slightly increased in unincorporated Yolo County between 2000 and 2006. As detailed in Table H-13, vacancy rates in the unincorporated County rose from 5.7 percent to 5.9 percent over six years. The 5.0 percent vacancy rate translates into approximately 430 vacant units in 2006. In contrast, the CMSA exhibited higher vacancy rates in both 2000 and 2006, though they fell from 6.9 to 6.6 percent over that time-period. Typically, a vacancy rate of 5 percent is considered to be an indicator of a healthy housing market with sufficient availability and options for residents. No County action is required to address vacancy rates in the county.

2. Units by Type

Table HO-13 provides further information regarding the composition of housing in the unincorporated County and the CMSA. According to DOF estimates, single-family detached homes comprised 68 percent of housing in the unincorporated County in 2006, mirroring trends in the CMSA. However, unincorporated Yolo County had a smaller share of multi-family units relative to the CMSA. In the unincorporated County, only 11 percent of housing units were in structures with five or more units, while in the CMSA, 17 percent of all units were in such multi-family buildings. In 2006, mobile homes represented 14 percent of all housing units in the unincorporated County. This figure is significantly higher than the 3 percent within the CMSA, suggesting that mobile homes are an important source of affordable housing in Yolo County. Actions HO-A3 and HO-A6 through A10 identify ways that the County will help preserve mobile homes as a source of affordable housing.

3. Age of Housing Stock

Table HO-14 shows the age of the housing stock in both unincorporated Yolo County and the Sacramento-Yolo CMSA in 2000. According to the 2000 Census, the unincorporated County had an older housing stock relative to the CMSA. Nearly 30 percent of housing units in the unincorporated County were built between 1980 and March of 2000. In the CMSA, almost 40 percent of the housing stock was built in that timeframe. Moreover, while approximately 32 percent of housing units in the unincorporated County were built prior to 1950, only 22 percent of the CMSA's housing stock was built in that period.

Figure HO-1 provides some geographic detail, by Census tracts, of the age of housing stock in unincorporated Yolo County in 2000. Most of the Census tracts in unincorporated Yolo County had older housing units, with between 50 and 75 percent of the housing stock built prior to 1980. Between 75 and 100 percent of the units in Census tracts on the far eastern part of the County were built before 1980.

Figure HO-1 Percentage of Housing Units Built Prior to 1980

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HOUSING ELEMENT

TABLE HO-13 HOUSING STOCK CHARACTERISTICS, 2000 AND 2006

	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2006		2000		2006	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Total Housing Units								
Occupied Housing Units	6,399	94.3%	6,813	94.1%	665,298	93.1%	773,789	93.4%
Vacant Housing Units	385	5.7%	427	5.9%	49,683	6.9%	54,349	6.6%
Units in Structure								
1-Unit Detached	4,541	67%	4,954	68%	469,547	66%	560,817	68%
1-Unit Attached	306	5%	305	4%	42,920	6%	43,259	5%
2 to 4 Units	193	3%	914	3%	49,822	7%	51,028	6%
5 or More Units	807	12%	804	11%	124,556	17%	144,527	17%
Mobile Home, Boat, RV, etc.	937	14%	983	14%	28,136	4%	28,507	3%
Total Units	6,784	100%	7,240	100%	714,981	100%	828,138	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
 Sources: Census 2000, 2008; Claritas, 2008; California Department of Finance, 2008; BAE, 2008.

TABLE HO-14 HOUSING STOCK BY YEAR BUILT, 2000

Year Structure Built	Unincorporated Yolo County		Sacramento-Yolo CMSA ^a	
	Number of Units	% of Total	Number of Units	% of Total
1999 to March 2000	74	1%	20,096	3%
1995 to 1998	284	4%	45,863	6%
1990 to 1994	644	9%	72,091	10%
1980 to 1989	942	14%	143,842	20%
1970 to 1979	1,288	19%	165,152	23%
1960 to 1969	1,374	20%	105,241	15%
1950 to 1959	764	11%	88,076	12%
1940 to 1949	324	5%	36,126	5%
1939 or earlier	1,090	16%	38,494	5%
Total Units^b	6,784	100%	714,981	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
 Sources: Census 2000, 2007; BAE, 2008.

4. Condition of Housing Stock

This section examines the condition of housing in Yolo County. The availability of plumbing facilities is commonly used to ascertain whether there is substantial number of housing units that are substandard. Figure HO-2 shows the percentage of units with plumbing. Throughout Yolo County, all Census tracts had full plumbing facilities in at least 98 percent of the total housing units.

Table HO-15 details the results of a visual housing conditions survey conducted by Bay Area Economics (BAE) staff in the unincorporated Yolo County towns of Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison during August of 2007. The housing conditions survey focused on tallying the number of dilapidated units within each of the town grids and did not attempt to survey all houses in the rural portions of each town of Yolo County. The assessments were based strictly on the exterior condition of housing as visible from the public right-of-way. Units were categorized as dilapidated if they were observed to have five or more minor defects, such as missing roof shingles or peeling paint; two or more major defects, such as a hole in the roof; or one critical defect, such as a boarded up exterior, following standard practice for this type of

Figure HO-2 Percentage of Housing Units with Plumbing

TABLE HO-15 UNINCORPORATED YOLO COUNTY HOUSING CONDITIONS SURVEY, AUGUST 2007

Community	Est. Total Number of Units, 2005 ^a	Units in Good Condition ^b		Units in Fair Condition ^c		Units in Dilapidated Condition ^d	
		Number of Units	% of Total Units	Number of Units	% of Total Units	Number of Units	% of Total Units
Clarksburg	177479	<u>177479</u>	100%	0	0%	0	0%
Dunnigan	340404	<u>319383</u>	95%	5	1%	16	4%
Esparto	905783	<u>899777</u>	99%	3	0%	3	0%
Knights Landing	380383	<u>366369</u>	96%	7	2%	7	2%
Madison	137458	<u>124145</u>	92%	6	4%	7	4%

^a Represents the total number of housing units in each community as estimated by SACOG.

^b All units not in the fair or the dilapidated categories. A unit in "good condition" has no more than two minor defects. See text for discussion of methodology.

^c A unit in "fair condition" has no more than four minor defects or one major defect.

^d A unit in "dilapidated condition" was observed to have five or more minor defects, two or more major defects, or one critical defect.

Sources: SACOG, 2006; BAE, 2007.

community housing survey. An example survey form that shows the various ranking criteria may be found in Appendix A.

Of the five communities surveyed, Dunnigan had the greatest number of dilapidated units. However, the seven dilapidated units in Dunnigan represent only 4 percent of that community's estimated total housing (based on 2005 estimates of total housing units). As a share of total housing, the three dilapidated units in Madison and zero dilapidated units in Clarksburg equal less than 1 percent of the housing stock in those areas – the lowest percentages of all five areas surveyed.

Based on the Census data, results of visual housing conditions survey, and information from the EHD, substandard housing is not a significant problem in unincorporated Yolo County. To ensure that older units remain well-maintained and do not become dilapidated or substandard in the future, Actions HO-A52 and HO-A54 through A61 address housing conditions for older units.

5. Rooms per Unit

Table HO-16 provides information on the number of rooms per housing unit in the unincorporated County and the CMSA in 2000. According to information from the 2000

Census, a slightly higher share of housing units in the unincorporated County had two, three, and four rooms, 41 percent, as compared to 35 percent in the CMSA. While 18 percent of all housing units in the unincorporated County had five rooms, representing the greatest share of housing, in the CMSA 21 percent of all housing had five rooms.

TABLE HO-16 ROOMS PER HOUSING UNIT, 2000

Rooms Per Housing Unit	Unincorporated Yolo County		Sacramento-Yolo CMSA ^a	
	Number of Units	% of Total	Number of Units	% of Total
1 Room	168	2.5%	18,071	2.5%
2 Rooms	618	9.1%	42,650	6.0%
3 Rooms	915	13.5%	79,514	11.1%
4 Rooms	1,093	16.1%	108,517	15.2%
5 Rooms	1,204	17.7%	152,355	21.3%
6 Rooms	934	13.8%	141,585	19.8%
7 Rooms	704	10.4%	88,050	12.3%
8 rooms	558	8.2%	49,946	7.0%
9 or More Rooms	590	8.7%	34,293	4.8%
Total Units	6,784	100%	714,981	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties. Sources: Census 2000, 2007; BAE, 2007.

Though unincorporated Yolo County also exhibited slightly lower percentages of six- and seven-room units relative to the CMSA, the unincorporated County had greater shares of 8- and 9- room units as compared to the CMSA. Based on this information, unincorporated County appears to have a housing supply appropriate for a range of household sizes. No new policies or actions are needed to address this issue.

6. Housing Costs and Affordability

As Table HO-17 shows, housing prices vary across communities in the unincorporated County. Average home sales prices from July 2007 through June of 2008 range from \$144,900 for a home in Yolo to over \$1 million for a residence on a large lot in Clarksburg. Housing in Yolo, Dunnigan, Knights Landing and Madison is more affordable than in other parts of Yolo County, including the incorporated cities. These housing cost figures do not include mobile home unit sales, which are generally more affordably priced.

Table HO-18 provides housing affordability estimates for low- and moderate-income households of three persons. The income limits are based on Yolo County income

limits published by the U.S Department of Housing and Urban Development. Assuming that 30 percent of gross annual household income is expended on housing costs and the purchase is financed using a standard 30-year mortgage with a 6.5 percent annual interest rate, and a 10 percent down payment, a very-low-income household can afford a home priced around \$101,000, a low-income household can afford a home priced just

**TABLE HO-17 YOLO COUNTY HOUSING PRICES, JULY 07 TO JUNE 08
(TABLE BEING VERIFIED)**

	Median Home Price	Average Home Price	Average Lot Size (Acres)
Incorporated Cities			
Davis ^a	\$590,000	\$625,589	0.17
woodland ^a	\$329,922	\$338,076	0.14
Winters ^a	\$337,500	\$358,361	0.30
West Sacramento ^a	\$339,000	\$659,774	0.16
Sub-Geographics			
Capay ^a	\$274,971	\$274,971	1.50
Clarksburg ^{b,c}	\$1,012,000	\$1,434,500	36.30
Dunnigan ^a	\$167,430	\$167,430	1.18
Esparto ^a	\$313,059	\$315,011	0.16
Knights Landing ^a	\$206,000	\$221,316	0.17
Madison ^a	\$219,527	\$219,527	0.09
Monument Hills ^a	\$400,000	\$403,286	0.19
Yolo ^b	\$144,900	\$144,900	0.20
Other Communities ^b	\$594,000	\$537,875	5.98

^a Home sales data are provided by Dataquick.com from July 2007 to June 2008.

^b Home sales data includes current for-sale housing due to a lack of completed sales.

Sources: Dataquick.com, 2008; Metro List, 2008; BAE, 2008.

^cIncludes homes within entire agricultural region.

over \$121,000, and a moderate-income household can afford a home priced at just under \$161,000. These affordability levels fall well below current market rate housing prices, for most units sold within the last year. As detailed in Table HO-7, approximately 64 percent of households in the unincorporated County were in the extremely low-, very-low-, low- and moderate-income categories in 2000.

TABLE HO-18 AFFORDABLE HOME PRICES, YOLO COUNTY

Three-Person Household	2008 Income Limits ^a	Amount Available for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Very-Low-Income	\$31,950	\$799	\$574	\$21	\$105	\$98	\$799	\$10,097	\$100,965
Low-Income	\$38,340	\$959	\$689	\$25	\$126	\$118	\$959	\$12,118	\$121,184
Moderate-Income	\$51,100	\$1,278	\$919	\$34	\$168	\$157	\$1,278	\$16,149	\$161,494

Ownership Cost Assumptions

Percent of Income for Housing Costs	30% of gross annual income
Mortgage Terms	
Down Payment	100% of home value
Annual Interest Rate	6.50% fixed
Loan Term	30 years
Annual Mortgage Insurance	1.30% of mortgage
Annual property tax rate	1.25% of home value
Annual Hazard Insurance ⁰	.25% of home value

^a Income limits based on 2.7 persons per household.

Sources: HCD, 2008; Merrill Lynch, 2008; www.bloomberg.com, 2008; BAE, 2008.

These cost figures demonstrate that a significant shortage of affordable homeownership opportunities exists for the majority of households in Yolo County. As discussed in Section B of this element, this affordability gap represents one of the primary housing challenges in the unincorporated County. Actions HO-A20, A25 and A43 seek to address this challenge.

a. Rental Housing

Based on a windshield survey of residential areas, housing rental listings in various Yolo County newspapers, as well as a review of online rental listings for Yolo County communities in July 2008, the options for rental housing units in unincorporated Yolo County are limited. The rental units available at the time of the survey were all single-family homes, and most were for rent by owner. Table HO-19 provides a listing of the single-family homes for rent in Clarksburg, Esparto, and in the unincorporated area outside of Woodland; the only unincorporated County focus geographies for which rental listings were available. The units range in size from one to five bedrooms, and rents range from a low of \$795 per month for a three-bedroom unit in Clarksburg to a high of \$2,400 for a five-bedroom unit in the Wild Wings community near Woodland. In order to afford the monthly rent and utilities on the listed properties, a household would need to earn between \$39,700 and over \$107,800 per year.¹¹ The cost of the majority of these rental listings are greater than would be affordable to even Yolo County households with moderate incomes of \$51,100 as defined in Table HO-18.

The shortage of affordable rental units for low-, very-low- and moderate-income households is a significant problem in unincorporated Yolo County. Goals and policies in this element address this challenge through programs intended to increase the supply of rental units that are affordable for all income levels.

G. Housing Needs Analysis

This section provides information regarding housing needs in unincorporated Yolo County. Data sources used in this section include SACOG, the 2000 Census, DOF, HUD, and EDD, as well as local organizations such as Yolo County Housing (YCH) and the Yolo County Homeless and Poverty Action Coalition. Drawing on information from these various data sources, this analysis provides information regarding housing cost burdens, overcrowding, as well as data on populations with special housing needs. California Government Code section 65583 specifically requires an analysis of “any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.”

¹¹ Annual household income requirement figure based on assumption that 30 percent of annual household income is expended on housing costs, including utilities.

1. Regional Housing Needs

Pursuant to State law, SACOG has allocated housing unit production needs to all jurisdictions within the Sacramento Region for this Housing Element update cycle. These housing unit production targets, or Regional Housing Needs Allocations (RHNA), are set for the Housing Element compliance period that runs from January 1, 2006 through June 30, 2013.

TABLE HO-19 RENTAL RATES FOR CURRENTLY RENTING HOUSING, UNINCORPORATED YOLO COUNTY, JULY 2008

Location	Address	Unit Size ^a	Listed Monthly Rents	Utility Allowance ^b	Household Annual Income Requirements ^c
Clarksburg	3581 S. Center Street	1 Bedroom	\$795	\$198	\$39,700
Esparto	26127 Woodland Ave.	3 Bedroom	\$1,300	\$259	\$62,340
Esparto	25751 Duncan Dr.	3 Bedroom	\$1,700	\$259	\$78,340
Woodland	20227 County Rd. 101	3 Bedroom	\$1,700	\$259	\$78,340
Woodland	34190 County Rd. 25	3 Bedroom	\$1,795	\$259	\$82,140
Woodland	33795 mallard St.	3 Bedroom	\$2,400	\$259	\$106,340
Woodland	34259 Pintail St.	4 Bedroom	\$1,900	\$296	\$87,820
Woodland	33329 Pintail St.	4 Bedroom	\$2,400	\$296	\$107,820

^a All units are single-family dwellings listed for rent.

^b Utility allowance information from U.S. Department of Housing and Urban Development.

^c Annual household income requirement figure based on assumption that 30 percent of household income is expended on housing costs, including utilities..

Sources: Respective owners and property managers, 2008; Craig's List, 2008; U.S. Department of Housing Urban Development, 2008; BAE, 2008.

Table HO-20 provides the final RHNA for unincorporated Yolo County, as assigned by SACOG. Of the over 1,400 units allocated to the unincorporated County for this Housing Element planning period, 20 percent are very-low-income units, 17 percent are low-income units, 21 percent are moderate-income units, and 42 percent are above moderate-income units. The State policy goal that SACOG is charged with implementing through these income category assignments is to promote a balancing of the household income distributions among all jurisdictions within a region.

Table HO-20 **RHNA ALLOCATION FOR UNINCORPORATED YOLO COUNTY, 2008-2013**

Income Level	Units	Percent
Very-Low-Income	284	20%
Low-Income	233	17%
Moderate-Income	298	21%
Above-Moderate-Income	588	42%
Total	1,403	100%

Sources: SACOG, 2008; BAE, 2008.

2. Overpayment and Overcrowding

a. Overpayment

Table HO-21 details housing cost burdens for households within unincorporated Yolo County by income category. Figures in this table are derived from the 2000 CHAS dataset. Households spending more than 30 percent of household income on housing (including utilities) are considered to experience excessive housing cost burdens. According to these figures, approximately 30 percent of households in unincorporated Yolo County experience excessive housing cost burden. Around 17 percent of total households are owner-occupants with excessive housing cost burdens and nearly 14 percent of all households are renter households with excessive housing cost burdens. Many households whose incomes are less than 50 percent of Area Median Family Income (AMFI) experience very high housing cost burdens, with 41 percent of all households in that income category paying 50 percent or more of household income towards housing. Of the households in the moderate-income and above category, more owner-occupant households faced some amount of excessive housing cost burden as compared to renter households. As previously discussed, overpaying for owner-occupied and rental housing is a significant problem in unincorporated Yolo County. Actions HO-20, A-25 and A43 are intended to help address this problem.

b. Overcrowding

According to the US Census, an overcrowded unit is defined as one that is occupied by 1.01 persons or more per room.”¹² Table HO-22 displays information from the 2000 Census regarding the number of persons per room by tenure for both the unincorporated County and the CMSA. Overall, a greater share of households in unincorporated Yolo County live in overcrowded conditions as compared to the CMSA. In 2000, nearly 15 percent of all households in the unincorporated County had more than one person per room as compared to 8 percent in the CMSA. In both geographies, more renter households were overcrowded relative to owner-occupied households. In the unincorporated County, over 580 households, or 24 percent of renter households, were overcrowded. In the CMSA, approximately 14 percent of renter households had more than one person per room.

These figures demonstrate that overcrowded housing is a problem in unincorporated Yolo County, especially for renter households. Actions HO-A2, A4, A12 through A24, A34 and A35, A39 and A40, and A46 address this problem by encouraging the production of rental units that are affordable for all income levels.

¹² According to the U.S. Census, a room includes all “whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

TABLE HO-21 HOUSEHOLD COST BURDENS, UNINCORPORATED YOLO COUNTY, 2000

Households	All Income Levels		Extremely-Low-Income ^a (Less than 30% of AMFI)		Very-Low-Income ^a (Less than 50% of AMFI)		Low-Income ^a (50% to 80% of AMFI)		Moderate and Above ^a (Over 80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Owner Households										
With 0% to 30% Housing Cost Burden	2,891	45.5%	82	11.4%	154	19.2%	411	31.7%	2,245	63.5%
With 30% to 50% Housing Cost Burden	627	9.9%	66	9.2%	41	5.1%	106	8.2%	414	11.7%
With 50% or Greater Housing Cost Burden	40	3%	99	8%	170	13%	340	26%	655	50%
<i>Subtotal: Owner-Occupied Households</i>	<i>3,995</i>	<i>62.9%</i>	<i>271</i>	<i>37.7%</i>	<i>359</i>	<i>44.7%</i>	<i>637</i>	<i>49.1%</i>	<i>2,728</i>	<i>77.2%</i>
Renter Households										
With 0% to 30% Housing Cost Burden	1,490	23.5%	125	17.4%	102	12.8%	492	37.9%	770	21.8%
With 30% to 50% Housing Cost Burden	500	7.9%	81	11.3%	246	30.6%	140	10.8%	34	1.0%
With 50% or Great Housing Cost Burden	365	5.8%	241	33.6%	96	11.9%	28	2.2%	0	0.0%
<i>Subtotal: Renter Occupied Households</i>	<i>2,355</i>	<i>37.1%</i>	<i>447</i>	<i>62.3%</i>	<i>444</i>	<i>55.3%</i>	<i>660</i>	<i>50.9%</i>	<i>804</i>	<i>22.8%</i>
Total Households^b	6,350	100.0%	718	100.0%	803	100.0%	1,297	100.0%	3,532	100.0%

^a Based on reported 1999 incomes.

^b Total and subtotals of households may not match figures reported in Table 5 due to rounding.

Sources: 2000 CHAS dataset, hudser.org 2007; BAE 2007.

TABLE HO-22 PERSONS PER ROOM BY TENURE, 2000

Persons Per Room	Unincorporated Yolo County		Sacramento-Yolo CMSA ^a	
	Number ^b	% of Total	Number ^b	% of Total
Owner Occupied				
1.00 Persons or less	3,596	56.5%	391,059	58.8%
1.01 – 1.50 Persons	183	2.9%	10,127	1.5%
1.51 – 2.00 Persons	121	1.9%	4,927	0.7%
2.01 Persons or more	39	0.6%	1,603	0.2%
<i>Subtotal: Owner Occupied</i>	<i>3,940</i>	<i>61.9%</i>	<i>407,716</i>	<i>61.3%</i>
Renter Occupied				
1.00 Persons or less	1,844	29.0%	221,930	33.4%
1.01 – 1.50 Persons	271	4.3%	16,806	2.5%
1.51 – 2.00 Persons	198	3.1%	11,739	1.8%
2.01 Persons or more	112	1.8%	7,106	1.1%
<i>Subtotal: Renter Occupied</i>	<i>2,425</i>	<i>38.1%</i>	<i>257,582</i>	<i>38.7%</i>
Total Households	6,365	100.0%	665,298	100.0%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2000 figures were derived using Census Summary File 3 distribution figures and Census Summary File 1 total household figures.

Sources: Census 2000, 2007; BAE, 2007.

3. Special Needs

a. Elderly Persons

While State Housing Element law does not specifically define elderly households, various housing programs for the elderly use age threshold definitions of either 65 or 62 years, depending on the specific program. Therefore, this analysis investigates this special needs population category using both 65 and 62 years as minimum age cut-offs. Including both age limits in this report allows for the incorporation of both 2000 Census as well as 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD.

Though many elderly households are able to find housing units that meet their needs within the available local market-rate housing stock, other elderly households may require specific amenities that address mobility limitations or even self-care limitations

related to the aging process. For example, some elderly households may exhibit a preference for housing units without stairways or large yards. Other elderly households may require assisted living arrangements that provide in-home care for persons no longer able to live independently.

According to Census data reported in Table HO-23, just over 1,350 households, or about 21 percent of total households in unincorporated Yolo County, had a head of household age 65 or over in 2000. Estimates for 2006 are based on 2000 Census data, and therefore do not differ greatly from the 2000 household distributions. In 2006, elderly households comprised 21 percent of total households in the unincorporated County, equaling an estimated 1,450 households. The share of elderly households in the unincorporated County generally mirrors the CMSA, where elderly households represented 20 percent of total households in 2006.

However, the tenure distribution of elderly households differs between unincorporated Yolo County and the Sacramento-Yolo CMSA. In the unincorporated County, approximately 91 percent of elderly households owned their own homes while 9 percent of elderly households were renters in 2006. In the CMSA, an estimated 79 percent of elderly households were homeowners and 21 percent rented their homes in 2006.

Table HO-24 reports figures from the CHAS dataset provided by HUD, which defines elderly households as one- or two-person households with either person age 62 or older. Paralleling 2000 Census figures, approximately 91 percent of elderly households in unincorporated Yolo County reported owning their own home in 2000.

According to the CHAS dataset, approximately 28 percent of elderly households in the unincorporated County experienced some level of housing cost burden in 2000. Housing cost burdens were most prevalent among elderly households occupying rental housing. Of the estimated 120 elderly renter households, nearly 70 percent of those experienced housing cost burdens. This high prevalence of housing cost burdens for elderly renter households is not surprising, as nearly 70 percent of elderly renter households fell in the very-low-income category, 5 percent were low-income, and 26 percent were in the moderate- and above-moderate category. In contrast, of the estimated 1,247 elderly households occupying their own homes, only 24 percent of those experienced housing cost burdens.

Section D of this element describes how the percentage of elderly residents in unincorporated Yolo County has increased since 2000. As this aging trend will continue, the County needs to plan to meet the growing demand for affordable housing for elderly households. Providing affordable rental units for low- and very-low-income elderly households is especially critical. Policies and programs in this Element are intended to help address this need.

TABLE HO-23 HOUSEHOLD TENURE BY AGE OF HOUSEHOLDER, 2000 AND 2006

Age of Householder	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000 ^b		2006 ^c		2000 ^b		2006 ^c	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
15-24	22	0.3%	23	0.3%	4,348	0.7%	5,158	0.7%
25-34	287	4.5%	307	4.5%	42,792	6.4%	50,762	6.6%
35-54	1,672	26.3%	1,791	26.3%	194,426	29.2%	230,640	29.8%
55-64	722	11.3%	773	11.4%	65,152	9.8%	77,287	10.0%
65 and older	1,237	19.4%	1,325	19.4%	101,003	15.2%	119,816	15.5%
<i>Subtotal: Owner Occupied</i>	<i>3,940</i>	<i>61.9%</i>	<i>4,220</i>	<i>61.9%</i>	<i>407,721</i>	<i>61.3%</i>	<i>483,663</i>	<i>62.5%</i>
Renter Occupied								
15-24	310	4.9%	331	4.9%	34,456	5.2%	38,810	5.0%
25-34	839	13.2%	897	13.2%	71,288	10.7%	80,296	10.4%
35-54	1,019	16.0%	1,090	16.0%	103,047	15.5%	116,069	15.0%
55-64	139	2.2%	149	2.2%	20,185	3.0%	22,736	2.9%
65 and older	119	1.9%	127	1.9%	28,601	4.3%	32,215	4.2%
<i>Subtotal: Renter Occupied</i>	<i>2,425</i>	<i>38.1%</i>	<i>2,593</i>	<i>38.1%</i>	<i>257,577</i>	<i>38.7%</i>	<i>290,126</i>	<i>37.5%</i>
Total Households	6,365	100%	6,813	100%	665,298	100%	773,789	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2000 figures were derived using Census Summary File 3 household by age of householder distribution figures and Census Summary File 1 total household figures.

^c 2006 figures were estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 household by tenure estimates provided by Claritas, Inc.

Sources: Census 2000, 2007; Claritas, 2007; California Department of Finance, 2007; BAE, 2007.

TABLE HO-24 ELDERLY HOUSEHOLDS AND HOUSING COST BURDENS, UNINCORPORATED YOLO COUNTY, 2000

	All Income Levels		Very-Low-Income ^a (Less than 50% of AMFI)		Low-Income ^a (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Elderly Households^b								
Owner Households								
With 0% to 30% Housing Cost Burden	946	69.2%	111	31.6%	173	78.0%	662	83.4%
With 30% to 50% Housing Cost Burden	183	13.4%	82	23.2%	15	6.9%	86	10.8%
With 50% or Greater Housing Cost Burden	118	8.7%	76	21.6%	28	12.4%	15	1.9%
<i>Subtotal: Owner-Occupied Elderly Households</i>	<i>1,247</i>	<i>91.2%</i>	<i>269</i>	<i>76.4%</i>	<i>216</i>	<i>97.3%</i>	<i>762</i>	<i>96.1%</i>
Renter Households								
With 0% to 30% Housing Cost Burden	37	2.7%	17	4.9%	0	0.0%	20	2.5%
With 30% to 50% Housing Cost Burden	31	2.3%	14	4.0%	6	2.7%	11	1.4%
With 50% or Great Housing Cost Burden	52	3.8%	52	14.7%	0	0.0%	0	0.0%
<i>Subtotal: Renter Occupied Elderly Households</i>	<i>120</i>	<i>8.8%</i>	<i>83</i>	<i>23.6%</i>	<i>6</i>	<i>2.7%</i>	<i>31</i>	<i>3.9%</i>
Total Elderly Households	1,367	100%	352	100%	222	100%	793	100%

^a Based on reported 1999 incomes.

^b Elderly households are defined as one or two-person households where either person is age 62 years or over.

Sources: 2000 CHAS dataset, hudser.org 2007; BAE 2007.

b. Persons with a Disability

Disabilities can encompass a wide range of conditions, including physical and mental limitations that influence housing needs. As disabilities vary, so do the implications for housing needs. Some persons with disabilities only require minor adjustments to existing housing units. Other populations with disabilities may require more extensive modification to housing units or even supportive on-site services.

Table HO-25 provides detailed information on the populations with disabilities in the unincorporated County and the CMSA, both by disability type as well as age category. The 2006 estimates are based on the 2000 distribution of the populations with disabilities adjusted to current population estimates from the California Department of Finance. Therefore, 2006 estimates mirror the 2000 distribution figures from Census data. Overall, the unincorporated County demonstrated a slightly smaller proportion of the general population aged five years and over with disabilities as compared to that of the CMSA. Just over 14 percent of the general population in unincorporated Yolo were categorized as with disabilities compared to 19 percent in that of the CMSA. However in the 16 to 20 age category, the unincorporated County exhibited a slightly higher percentage of the population with a disability, 1.3 percent, relative to the CMSA's 1 percent.

Within the unincorporated County and the CMSA, the largest share of persons with disabilities fell in the 21 to 64 age bracket. Approximately 9 percent of the population aged five and over in the unincorporated County and 12 percent of the CMSA's population were with disabilities and in this age category. An estimated 4.3 percent of the population aged five and over in the unincorporated County and 5.7 percent of the population in the CMSA was characterized as between the ages of 21 and 64 with two or more disabilities. Persons between 21 and 64 years of age with an employment disability represent the next largest share of persons with disabilities, equaling about 2.3 percent of the unincorporated County population and 3 percent of the CMSA population.

Ensuring an adequate supply of housing for persons with disabilities is an important responsibility for the County. Actions HO-A35, A36, A38 and A39 help to expand the supply of housing for persons with disabilities.

c. Large Family Households

According to the 2000 Census, a family household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A large family household, according to the HUD CHAS dataset, is a Census-defined family household, containing five or more persons. Large family households can potentially face housing issues due to a need for larger units. In addition, large families may face greater financial burdens compared to the rest of the population due to the household size and the presence of children who may require childcare while adults work outside the home to support the household.

TABLE HO-25 CIVILIAN NON-INSTITUTIONALIZED POPULATION WITH DISABILITIES, 2000 AND 2006

Age Range and Disability	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2006 ^b		2000		2006 ^b	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Age 5-15	110	0.5%	117	0.5%	17,070	1.0%	19,738	1.0%
Sensory Disability	20	0.1%	21	0.1%	1,507	0.1%	1,743	0.1%
Physical Disability	11	0.1%	12	0.1%	1,079	0.1%	1,248	0.1%
Mental Disability	18	0.1%	19	0.1%	10,295	0.6%	11,904	0.6%
Self-Care Disability	12	0.1%	13	0.1%	380	0.0%	439	0.0%
Two or More Disabilities ^c	49	0.2%	52	0.2%	3,809	0.2%	4,404	0.2%
Age 16-20	252	1.3%	268	1.3%	16,700	1.0%	19,310	1.0%
Sensory Disability	7	0.0%	7	0.0%	826	0.0%	955	0.0%
Physical Disability	22	0.1%	23	0.1%	722	0.0%	835	0.0%
Mental Disability	38	0.2%	40	0.2%	2,580	0.2%	2,983	0.2%
Self-Care Disability	0	0.0%	0	0.0%	16	0.0%	19	0.0%
Go-Outside-Home Disability	37	0.2%	39	0.2%	2,047	0.1%	2,367	0.1%
Employment Disability	39	0.2%	41	0.2%	4,613	0.3%	5,334	0.3%
Two or More Disabilities ^c	109	0.5%	116	0.5%	5,896	0.4%	6,817	0.4%
Age 21-64	1,877	9.3%	1,993	9.3%	198,664	11.9%	229,711	11.9%
Sensory Disability	140	0.7%	149	0.7%	11,063	0.7%	12,792	0.7%
Physical Disability	166	0.8%	176	0.8%	23,056	1.4%	26,659	1.4%
Mental Disability	139	0.7%	148	0.7%	10,616	0.6%	12,275	0.6%
Self-Care Disability	0	0.0%	0	0.0%	338	0.0%	391	0.0%
Go-Outside-Home Disability	93	0.5%	99	0.5%	8,038	0.5%	9,294	0.5%

TABLE HO-25 CIVILIAN NON-INSTITUTIONALIZED POPULATION WITH DISABILITIES, 2000 AND 2006 (CONTINUED)

Age Range and Disability	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2006 ^b		2000		2006 ^b	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Employment Disability	469	2.3%	498	2.3%	49,922	3.0%	57,724	3.0%
Two or More Disabilities ^c	870	4.3%	924	4.3%	95,631	5.7%	110,576	5.7%
Age 65 and Over	662	3.3%	703	3.3%	81,240	4.9%	93,936	4.9%
Sensory Disability	139	0.7%	148	0.7%	8,594	0.5%	9,937	0.5%
Physical Disability	175	0.9%	186	0.9%	19,220	1.1%	22,224	1.1%
Mental Disability	38	0.2%	40	0.2%	2,472	0.1%	2,858	0.1%
Self-Care Disability	0	0.0%	0	0.0%	288	0.0%	333	0.0%
Go-Outside-Home Disability	54	0.3%	57	0.3%	8,288	0.5%	9,583	0.5%
Two or More Disabilities ^c	256	1.3%	272	1.3%	42,378	2.5%	49,001	2.5%
Total Disabilities Population	2,901	14.4%	3,081	14.4%	313,674	18.8%	362,694	18.8%
Total Population 5 Years and Over^d	20,137		21,385		1,672,101		1,933,412	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2006 figures were derived using California Department of Finance, Claritas Inc. population estimates, and Census 2000 Disability distribution estimates.

^c Not counted in individual categories listed above.

^d 2006 figures for total population over 5 years of age were derived using California Department of Finance total population estimates and Claritas estimates of the share of the total population that is under 5 years of age.

Sources: Census 2000, 2007; Claritas, 2007; California Department of Finance, 2007; BAE, 2007.

Table HO-26 shows that an estimated 14 percent of total households in unincorporated Yolo County, or almost 960 households, were large-family households in 2006. This is a slightly larger share than the 12 percent in the CMSA. According to figures in Table HO-26, the share of large family households has dropped by one percentage point since 2000 in the unincorporated County.

Table HO-27 provides more detailed information for large family households in unincorporated Yolo County. These figures are based on the 2000 CHAS database published by HUD. Though the data may vary slightly from the 2000 Census figures due to differing methodologies, both data sources are generally consistent.

Approximately 60 percent of large family households in unincorporated Yolo County owned their own home and 40 percent were renters in 2000. Nearly 27 percent of all large family households paid more than 30 percent of total household income towards housing costs. However, over 70 percent of large family households in the very-low-income category experienced some level of housing cost burden. About 21 percent of large family households fell in the very-low-income category, 28 percent were low-income households, and 51 percent earned 80 percent or more of AMFI. Of the renter households, 32 percent fell into the very low-, 41 percent were low-, and 27 percent were in the moderate- and above-moderate-income categories. For large family owner households, 13 percent were very low-, 19 percent were low-, and 68 percent were moderate- and above-moderate-income households. Compared to total households in unincorporated Yolo County, large family households exhibited slightly lower home ownership levels as well as a slightly lower share of households with excessive housing cost burdens in 2000.

Yolo County seeks to ensure adequate housing for all households, including large family households. Among large family households, the need for affordable housing is prevalent among renter households. Actions HO-A40 and A41 seek to expand the supply of affordable rental units for large families of all income levels.

d. Single Female-Headed Households

Single female-headed households are another of the special housing needs categories defined in State Housing Element law. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. These households generally have a higher need for affordable housing options as compared to other households since by definition they have only one income along with dependent children.

2006 estimates of the number of single female-headed households with children, as reported in Table HO-28, are derived by applying the percentage of single female-headed households from the 2000 Census to the 2006 total household estimate from the California Department of Finance. In both 2000 and 2006, unincorporated Yolo

TABLE HO-26 FAMILY AND NON-FAMILY HOUSEHOLDS BY SIZE, 2000 AND 2006

Household Type and Size	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000 ^b		2006 ^c		2000 ^b		2006 ^c	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Family Households^d								
2-Person Household	1,985	31.2%	2,049	30.1%	176,862	26.6%	203,185	26.3%
3-Person Household	1,045	16.4%	1,032	15.1%	101,494	15.3%	119,668	15.5%
4-Person Household	864	13.6%	999	14.7%	92,294	13.9%	106,517	13.8%
5+-Person Household	933	14.7%	959	14.1%	78,220	11.8%	90,162	11.7%
<i>Subtotal: Family Households</i>	<i>4,827</i>	<i>75.8%</i>	<i>5,040</i>	<i>74.0%</i>	<i>448,871</i>	<i>67.5%</i>	<i>519,533</i>	<i>67.1%</i>
Non-Family Households^d								
1-Person Household	1,138	17.9%	1,321	19.4%	166,256	25.0%	193,414	25.0%
2-Person Household	338	5.3%	361	5.3%	39,854	6.0%	47,122	6.1%
3-Person Household	36	0.6%	56	0.8%	6,611	1.0%	8,778	1.1%
4-Person Household	21	0.3%	24	0.3%	2,468	0.4%	3,014	0.4%
5+-Person Household	4	0.1%	12	0.2%	1,238	0.2%	1,928	0.2%
<i>Subtotal: Non-Family Households</i>	<i>1,538</i>	<i>24.2%</i>	<i>1,773</i>	<i>26.0%</i>	<i>W216,427</i>	<i>32.5%</i>	<i>254,256</i>	<i>32.9%</i>
Total Households	6,365	100%	6,813	100%	665,298	100%	773,789	100%

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2000 figures were derived using Census Summary File 3 distribution figures and Census Summary File 1 total household figures.

^c 2006 figures were derived using California Department of Finance total household estimates and Claritas household type by size distribution estimates.

^d A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Sources: Census 2000, 2007; Claritas, 2007; California Department of Finance, 2007; BAE, 2007.

TABLE HO-27 LARGE FAMILY HOUSEHOLD AND HOUSING COST BURDENS, UNINCORPORATED YOLO COUNTY, 2000

	All Income Levels		Very-Low-Income ^a (Less than 50% of AMFI)		Low-Income ^a (50% to 80% of AMFI)		Moderate and Above ^a (Over 80% of AMFI)	
	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households	Number	% of Total Households
Large Family Households^b								
Owner Households								
With 0% to 30% Housing Cost Burden	398	42.9%	22	11.5%	76	29.2%	300	63.0%
With 30% to 50% Housing Cost Burden	87	9.3%	0	0.1%	10	3.9%	76	16.0%
With 50% or Greater Housing Cost Burden	72	7.7%	50	26.1%	22	8.4%	0	0.0%
<i>Subtotal: Owner Households</i>	<i>556</i>	<i>60.0%</i>	<i>72</i>	<i>37.7%</i>	<i>108</i>	<i>41.5%</i>	<i>376</i>	<i>79.0%</i>
Renter Households								
With 0% to 30% Housing Cost Burden	280	30.2%	33	17.5%	146	56.2%	100	21.0%
With 30% to 50% Housing Cost Burden	36	3.8%	30	15.7%	6	2.3%	0	0.0%
With 50% or Great Housing Cost Burden	56	6.0%	56	29.2%	0	0.0%	0	0.0%
<i>Subtotal: Renter Households</i>	<i>371</i>	<i>40.0%</i>	<i>119</i>	<i>62.3%</i>	<i>152</i>	<i>58.5%</i>	<i>100</i>	<i>21.0%</i>
Total Large Family Households	927	100.0%	191	100.0%	260	100.0%	476	100.0%

^a Based on reported 1999 incomes.

^b Related households with five or more persons.

Sources: 2000 CHAS dataset, hudser.org 2007; BAE 2007.

TABLE HO-28 SINGLE FEMALE-HEADED HOUSEHOLDS WITH CHILDREN, 2000 AND 2006

Single Female-Headed Households with Children ^c	Unincorporated Yolo County				Sacramento-Yolo CMSA ^a			
	2000		2006 ^b		2000		2006 ^b	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner	146	2.3%	156	2.3%	15,594	2.3%	18,137	2.3%
Renter	224	3.5%	240	3.5%	35,752	5.4%	41,582	5.4%
<i>Total: Single Female-Headed Households with Children</i>	<i>370</i>	<i>5.8%</i>	<i>396</i>	<i>5.8%</i>	<i>51,346</i>	<i>7.7%</i>	<i>59,719</i>	<i>7.7%</i>
Total Households	6,365		6,813		665,298		773,789	

^a The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

^b 2006 figures were derived using Department of Finance total household estimates and Census 2000 household type by tenure distribution estimates.

^c Family household with a female head-of-household, no husband present, and one or more household members under the age of 18.

Sources: Census 2000, 2007; California Department of Finance, 2007; BAE, 2007.

County’s single female-headed households with children represented a slightly smaller percentage of total households as compared to the CMSA. Nearly 6 percent of total households in the unincorporated County, or approximately 370 households in 2006, were single female-headed households with children. In comparison, single female-headed households comprised almost 8 percent of total CMSA households in both 2000 and 2006.

In both geographies, these special needs households were more likely to be renters than homeowners. Approximately 60 percent of the unincorporated County’s single female-headed households with children rented their residences in 2006, and about 70 percent of the CMSA’s single female-headed households with children were renters.

The shortage of affordable rental housing in unincorporated Yolo County disproportionately affects single female-headed households. Policies and actions to expand the supply of affordable rental housing are necessary to help meet the housing needs of this special needs group.

e. Farmworkers

Table HO-29 details farm employment trends in Yolo County, including the incorporated cities, from 1992 through 2006. According to California Employment Development Department estimates, over those 15 years, farm employment in Yolo County declined by 500 jobs, or over 10 percent. This downward trend may be partially attributable to the increasing mechanization of farming, which reduces labor needs.

Though figures for the number of farmworkers living in unincorporated Yolo County are unavailable, information from Yolo County Housing (YCH) provides some indication regarding demographic trends for this special needs population. Currently, YCH operates two migrant centers in unincorporated Yolo County, offering seasonal housing to farmworker families. The Madison Center is fully occupied; however, the center at the outskirts of Davis has more than 60 units that are currently 50 percent occupied. Under the terms of the federal program that funds it, the Madison Center does not permit seasonal cannery workers to live there.

TABLE HO-29 YOLO COUNTY FARM EMPLOYMENT, 1992 TO 2006

Year	Farm Employment	Annual Percent Change
1992	4,700	NA
1993	4,400	-6.4%
1994	4,400	0.0%
1995	5,000	13.6%
1996	5,300	6.0%
1997	5,100	-3.8%
1998	4,800	-5.9%
1999	4,900	2.1%
2000	4,900	0.0%
2001	4,100	-16.3%
2002	4,500	9.8%
2003	4,200	-6.7%
2004	3,800	-9.5%
2005	3,800	0.0%
2006	4,200	10.5%
Total Change 1992-2006	-(500)	-10.6%

Sources: California EDD, 2008; BAE, 2008

Until recently cannery workers were also precluded by federal regulations from living in the Davis center, the County has recently applied for and received a waiver from that restriction. The new federal farm bill contains a change in definition that will allow

cannery workers to live at both facilities, but it is not known at this time when the United States Department of Agriculture (USDA) will implement the change. The Davis center was demolished in 2001 and reconstructed over a period of three years. This newly built center is required to utilize new eligibility policies, including proof of agricultural work earnings from the previous year. These new requirements may be impacting the occupancy levels at the Davis center.

In addition, a memo to the Yolo County Local Agency Formation Commission, dated December of 2006, acknowledges changing housing preferences among farmworkers with families, stating that “workers are obtaining permanent employment positions and establishing permanent residences in, or closer to, urban areas. Urban areas offer more amenities to farmworkers and their families.”¹³ However, the same memo also reports that some single migrant workers without families must travel up to 50 miles from their place of employment to find housing. These single migrant workers are not eligible for units at the migrant centers operated by YCH under current policies. In order for single migrant workers to be able to occupy units at the migrant centers, changes to State and federal admission requirements as well as other regulations would be necessary.

These findings indicate that, among farmworkers in unincorporated Yolo County, cannery employees and single migrant workers without families experience this most immediate housing need. Actions HO-A16 and A46 address this need.

f. Persons in Need of Emergency Shelter

Table HO-30 displays the result of a census taken in January 2007 of the homeless population in Yolo County. While this point-in-time count provides some estimate of the homeless population, these figures may understate the current situation since persons and families struggling with homelessness are often in and out of shelters. In addition, the figures for “Rural Yolo County” include both the unincorporated County and the City of Winters. Figures for the “Rest of Yolo County” are the combined head counts from Davis, West Sacramento and Woodland.

The homeless population in Rural Yolo County represents a very small share of Yolo County’s total homeless population. Only nine individuals of the total 414 persons counted in the January census of the Yolo homeless population were found in the rural County. In addition, no homeless families were counted in Rural Yolo County at the time. The small number of homeless persons in Rural Yolo County may reflect the fact that services for this special needs population are concentrated in urban areas, where these services can be delivered most efficiently, both in terms of cost and the number of people they can reach. However, there is some feeling among those providing services to the homeless population in Yolo County that the head count in the rural County may be low due to cultural barriers preventing homeless persons in that area from seeking services and from being counted in the census. Furthermore, there is a trend of

¹³ Yolo County Local Agency Formation Commission. “Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings.” December 11, 2006.

TABLE HO-30 YOLO COUNTY HOMELESS POPULATION, JANUARY 2007^a

	Rural Yolo County ^b		Rest of Yolo County ^c		Yolo County Total	
	Number	% of Total	Number	% of Total	Number	% of Total
Men	5	56%	224	55%	229	55%
Women	1	11%	102	25%	103	25%
Gender Unknown	3	33%	1	0%	4	1%
Children (Under 18)	0	0%	78	19%	78	19%
Total Homeless Population	9	100%	405	100%	414	100%
<i>Families with Children</i>	<i>0</i>		<i>37</i>		<i>37</i>	
<i>Number of Persons in Families with Children</i>	<i>0</i>	<i>0%</i>	<i>122</i>	<i>30%</i>	<i>122</i>	<i>29%</i>

^a The above figures represent a point-in-time count on the day of the survey. Since many individuals and families move in and out of homelessness over the course of a year, the above figures may understate the homeless population in Yolo County jurisdictions.

^b Includes Unincorporated Yolo County and Winters.

^c Includes the cities of Davis, West Sacramento, and Woodland.

Sources: Yolo County Homeless and Poverty Action Coalition, 2007; BAE 2007.

homeless persons setting up camps just outside the City of Davis boundaries to avoid City police officers. Those individuals would likely be included in the homeless population count for Davis.¹⁴

Since 1988, Yolo County has collaborated with the Cities of Davis, West Sacramento, Winters, and Woodland through the Homeless Coordination Project. The County contributes funding towards the running of the Wayfarer Center in Woodland as a cold weather emergency shelter during the winter months, as well as supporting a homeless services coordinator position. Various County departments provide supportive services to the homeless population either directly through public agencies, or in coordination with local non-profit organizations. Such services include drug and alcohol treatment, health services, mental health services, and general assistance programs.¹⁵

Recently, Yolo County and the Cities of Davis, West Sacramento, Winters, and Woodland agreed to initiate a collaborative effort to develop a ten-year plan focused on eliminating homelessness throughout the County. A grant of \$60,000 has been secured to prepare the plan which will include permanent, supportive housing options for the homeless population. The plan is to be completed by December of 2009. Action HO-

¹⁴ Price, Bill. Davis Community Meals. August 24, 2007.

¹⁵ Price, Bill. Davis Community Meals. August 24, 2007.

A42 calls for the County to continue supporting collaborative efforts to address homelessness throughout the county.

4. Sites for Homeless Shelters and Transitional Housing

State Housing Element law requires that local jurisdictions provide sites for homeless shelters and transitional housing unless they can document that there is no unmet need for such facilities within the community. Yolo County allows group homes of six or fewer individuals in any zone in the County to accommodate shelters and transitional housing for special needs populations. SB 2 requires local governments to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional or other discretionary permit. Action HU 4.7(a) calls for the County to identify appropriate zones for this purpose.

The County, in conjunction with the cities of Davis, Woodland, Winters and West Sacramento, funds a Homeless Services Coordinator. This person coordinates social services and housing assistance to homeless persons within Yolo County.

H. Housing Constraints

This section of the Housing Element investigates constraints potentially impacting the development, maintenance, and preservation of housing in unincorporated Yolo County. Such constraints could hamper the County's ability to meet the housing needs of County residents and accommodate the County's Regional Housing Needs Allocation (RHNA). This section explores both non-governmental constraints on housing availability, such as market costs of land and construction, as well governmental constraints on housing availability, including local agency fees, land use controls, and other regulations.

1. Non-Governmental Constraints

a. Residential Development Costs

The cost of residential land, site improvement costs, and construction costs are all major factors that affect the profitability and feasibility of private residential development and impact the market-rate sales prices and rental rates for housing.

Land: Limited availability of residential land in the unincorporated County may impact the cost of land in the area. According to the California Department of Conservation, Yolo County had 418,935 acres of land enrolled in the Williamson Act as of the 2004-2005 fiscal year. An additional 3,150 acres were enrolled as part of the California Farm Conservancy Program at that time.¹⁶ These 422,085 acres, enrolled in programs that prohibit residential development, amount to approximately 64 percent of the County's total 661,760 acres, including the cities and unincorporated areas.

¹⁶ California Department of Conservation. "California Department of Conservation Recognizes Yolo County for Support of Williamson Act." July 15, 2005. www.consrv.ca.gov/index/news. Downloaded September 19, 2007.

Because there has historically been relatively little residential development activity in the unincorporated Yolo County, there is relatively little market data available on residential land sales. However, based on information from local real estate professionals familiar with the development process in unincorporated Yolo County, raw land, with a tentative map, for both single-family and multi-family residential development, costs between four and five dollars per square foot. However, real estate professionals also reported that land prices are currently above these reported rates in the unincorporated County, but are expected to drop in the near future to levels more in-line with recent historic trends, due to the recent drop in the residential real estate market.

The price of residential land with a final map and any necessary on- and off-site improvements is between \$65,000 and \$85,000 for a 6,000 to 8,700 square-foot, single-family lot. Multi-family land sells at similar prices on a per-square-foot basis and may experience off-site improvement costs that are similar to a large single-family residential development. However, multi-family projects often require higher architecture and engineering costs per acre for on-site improvements relative to single-family developments. On- and off-site improvement costs are generally distributed over a larger number of units for multi-family residential developments; therefore, the cost of improved land for a multi-family project can be lower on a per unit basis, depending on the specific on-and off-site requirements for a project. Based on discussions with knowledgeable local real estate professionals, a representative cost for an approved site with on- and off-site improvements is estimated at just under \$40,000 per unit, in a development of 50 residential units.¹⁷

Construction Costs: Construction costs for a 1,700 square-foot single family home are between \$144,500 and \$153,000, or \$85 to \$90 per square foot, based on BAE's recent experience analyzing residential construction costs in the Sacramento region. An additional 30 percent of construction costs and on-site improvement costs, or between \$52,000 and \$55,000, can be added to approximate "soft" costs, including architectural and engineering fees, contingency costs, marketing costs, construction loan interest, as well as developer overhead and profit. These construction figures exclude development impact fees and permit costs. For wood frame, garden-style apartment units, construction costs may range from approximately \$80 to \$90 per square foot, or about \$110,000 to \$120,000 per unit. Soft costs, 30 percent of hard construction and on-site improvement costs, could range between \$37,000 and \$40,000 per multi-family unit in additional construction costs. Again, these costs do not include development impact fees and permit costs. Soft costs for condominium units could be significantly higher than costs for rental units due to the cost of construction defect liability insurance that is necessary if units are sold instead of rented.¹⁸

¹⁷ Residential land cost estimates were collected through interviews with local real estate and development professionals who provided information on the condition of anonymity; however, BAE believes the sources to be reliable for the purposes of this analysis.

¹⁸ Construction cost estimates based on discussions with developers and real estate professionals, combined with BAE's professional judgment.

Total Development Costs: Total development costs, including land, on- and off-site improvements, and hard and soft construction costs, amount to between \$245,000 and \$280,000 per single-family unit and between \$175,000 and \$190,000 per multi-family unit.

According to one local affordable housing developer, due to these development costs it is not possible to develop a single-family home project that is affordable for very-low-income households without a significant subsidy. In the absence of such a subsidy, allowing and encouraging the production of affordable multi-family housing is necessary in order to meet the housing needs of very-low-income households. Action HO-A40 addresses this need by encouraging the production of multi-family housing in unincorporated Yolo County.

b. Financing Availability

Historically low real estate interest rates, alternative mortgage products such as adjustable-rate mortgages (ARMS), and subprime mortgages all contributed to an increased pool of qualified homebuyers over the past several years. However, the increased demand for housing also resulted in speculative real estate purchases and caused housing prices to appreciate at unsustainable rates. As the national housing market now experiences downward price adjustments in response to the fallout from these recent trends, many areas across the country are experiencing a real estate market recession.

Some mortgage lenders have been charged with lowering qualification requirements for potential borrowers during the housing boom. In response, federal agencies are increasing their oversight of mortgage lending companies to enforce tougher lending standards. Furthermore, the subprime mortgage market is experiencing high levels of delinquencies and defaults, causing a ripple effect in the greater lending market from loss of investor confidence. Overall, the result has been a tightening of credit nationally. Borrowers with low credit scores and/or lower incomes may find obtaining a home mortgage more challenging than would have been the case several years ago. This could impact very-low-, low- and moderate-income households in Yolo County seeking to buy homes. In addition, with households who might previously have been marginally qualified to obtain mortgages now unable to purchase homes, there will likely be increased demand for rental housing.

With these changes in the mortgage market, the County needs to ensure an adequate supply of rental housing that is affordable for very-low- and low-income households. As discussed above, single-family homes generally are not suitable to meet this need due to high per unit development costs. Promoting and encouraging the production of affordable multi-family rental units is necessary to meet this need. Policies and actions in this Element seek to achieve this goal.

c. Flooding and Levees

The risk of flooding is an important limit on development in certain areas of the County. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction, which could make proposed development too costly to build.

Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of the County have been designated special flood hazard areas, indicating that they lack 100-year flood protection. These maps are presently under review and it appears likely that the size and depth of flooding mapped within the County will increase when these maps are updated. These changes are in part due to increasing uncertainty about the level of flood protection provided by existing levees and other infrastructure. Likewise, the California Department of Water Resources (DWR) is preparing maps that will define both the 100- and 200-year floodplains. Map changes resulting from the DWR update are also expected to expand the 100 and 200-year floodplains to include additional lands.

Within a special flood hazard area, development can proceed if it follows the construction methods required by FEMA and implemented by the County Flood Damage Prevention Ordinance. Such methods include the following:

- **Elevation of Living Areas.** All new construction is required to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to at least 1-foot above the level of a 100-year flood.
- **Stronger Construction Standards.** All new construction must be “anchored” to prevent flotation or other movement during a flood event. Plans must be engineered to show that the structure is designed to withstand the forces created by flood flows. The standards also require all construction materials and utility equipment below the 100-year flood elevation must be waterproof, and all electrical equipment must be raised above the flood level.

In addition to the increased cost to build in the floodplain, a proposed project may require a discretionary County permit. In such cases, the County may deny the project or require that additional measures be taken to address potential flooding. Such requirements may include further restrictions on development near levees to protect against seepage and to ensure that there is enough room to be able to fight floods and maintain the levee.

Recent legislation, including Senate Bill 5 (2007), generally regulates development in urban areas and is unlikely to have a significant effect on development in the unincorporated areas of the County. However, future legislative efforts at the State level may create new requirements and/or limits on development within flood-prone areas during the term of this General Plan. Such constraints could further increase the cost of developing in flood-prone areas or even prohibit new construction within the floodplain.

2. Governmental Constraints

a. Delta Protection Commission

The Delta Protection Act of 1992 (California Public Resources Code Section 29700 *et seq.*) established the Delta Protection Commission (DPC) and identified its duties and powers. The DPC has significantly limited development, both in its interpretation of the extent of the Primary Zone and in its interpretation of the requirements that must be met by new development within the Primary Zone.

In general, the DPC has authority over lands within the “Primary Zone” of the Sacramento-San Joaquin Delta. The Primary Zone includes that portion of Yolo County east of the Deep Water Ship Channel, south of Babel Slough, west of the Sacramento River, and north of the county line. The County and the DPC have disagreed about whether lands within the community growth boundary of Clarksburg as of January 1, 1992 are in the “Primary Zone.” In November 2006, the DPC determined that Clarksburg is within the Primary Zone despite the County’s objections. However, the Attorney General’s office has advised the DPC that it can reverse this decision in the future. As a result, the boundaries may warrant further review.

The DPC has adopted a Land Use and Resource Management Plan (LURMP) that describes how and what types of development can occur within the Primary Zone. Under the Delta Protection Act, all local government General Plans must be consistent with the LURMP. As a result, local governments may not approve any development that does not agree with the LURMP, except for any development that is consistent with the County General Plan as it existed prior to when the Delta Protection Act took effect on January 1, 1992.

The Delta Protection Act authorizes the DPC to overturn local government land use decisions through an appeal process. In this way, the DPC exercises some control over development in the Primary Zone even though it does not have permitting authority. This is important, as the DPC has interpreted the LURMP to severely constrain development—particularly residential development—in the Primary Zone. For example, the DPC has determined that certain policies in the LURMP prevent new residential development unless existing flood protection exceeds 100-year flood protection. Under this decision, developers may not meet this requirement by elevating the homes and building to the strict construction standards established by FEMA. Other LURMP policies could impose strict limits on commercial, industrial, and other non-residential development in the Primary Zone, depending upon their interpretation.

b. Dispersed Housing Program Administration

Responsibility for housing programs in the County is dispersed among seven agencies: Planning and Public Works Department, County Administrator’s Office, Housing Authority, Department of Social Services, Department of Alcohol, Drug, and Mental Health, LAFCO, and the Agricultural Department. This may impede the County’s ability to implement various housing-related programs and actions. In light of this, Housing Element Action HO-A31 calls for the County to establish a Housing Coordinator position to better coordinate and centralize housing functions within the County.

c. Land Use Controls and Other Codes

i. *Agricultural Preservation Policies and Growth Management Policies*

County land use policies emphasize the importance of agricultural production within unincorporated Yolo County. These policies are also supported by the State, which has mapped 257,893 acres in Yolo County as prime farmland; this acreage includes almost all land adjacent to the County's existing cities and towns. With the intention of promoting the preservation of agricultural uses and open space, the County has adopted mitigation requirements for the conversion of agriculturally zoned land to non-agricultural uses. In addition, the County has established habitat mitigation requirements for certain types of development. Furthermore, the Land Use Diagram in the Land Use and Community Character Element identifies growth boundaries for each of the unincorporated communities and the cities in Yolo County.

For reference, the sections below provide additional explanation of the agricultural land and open space mitigation requirements.

Agricultural Lands Conversion Ordinance. Yolo County currently requires mitigation for the conversion or change from an agricultural use to an urban use. Section 8-2.2416 of the Yolo County Zoning Ordinance authorizes requirement of agricultural mitigation for all discretionary approvals that involve the conversion of farm land. The County's agricultural mitigation requires the dedication of 1 acre of agricultural land be permanently protected for each acre of land changed from its agricultural use (1:1 ratio). There are three exemptions to this requirement: (1) inclusionary housing projects where a majority of the units are made available to low- and very-low-income households; (2) public uses, such as parks, schools, and cultural institutions; and (3) projects where mitigation was provided prior to the effective date of adoption of the ordinance.

The Agricultural Land Conversion Ordinance allows the mitigation to be satisfied in one of two ways. The first mechanism applies to conversions involving 5 acres or more and involves the "granting, in perpetuity, [of] a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism to, or for the benefit of, the County and/or other qualifying entity approved by the County; and, the payment of fees sufficient to compensate for all administrative costs incurred by the County or easement holder inclusive of funds for the establishment of an endowment to provide for monitoring, enforcement, and all other services necessary to ensure that the conservation purposes of the easement or other restriction are maintained in perpetuity." The second mitigation option allows, for conversions of less than 5 acres, either an easement as described above or payment of an in-lieu fee equal to \$10,100 per acre of farm land changed to urban use.

The ordinance also establishes qualifying criteria for mitigation lands, including:

- The acquisition of mitigation land is limited only to willing sellers.
- The Land Evaluation and Site Assessment (LESA) score of the land to be mitigated shall be equal to or greater than the land being converted.

- There must be a water supply sufficient to support ongoing agricultural uses.
- The mitigation land must be of an adequate size, configuration, and location to be viable for agricultural use.
- The mitigation land must be located within Yolo County and 2 miles of the land to be converted. If there is no land available within 2 miles, mitigation can occur within 4 miles of the site being converted. Mitigation more than 4 miles from the project site may only occur by approval of the Board of Supervisors.

Habitat Mitigation. New development requiring discretionary changes in land use designation that may disturb foraging habitat for the Swainson's hawk must provide 1 acre of land for habitat mitigation for each acre of converted open space land (1:1 ratio). This mitigation is required though the California Environmental Quality Act (CEQA) and is enforced by an agreement between the State Department of Fish and Game and the Yolo County NCCP/HCP in which the County is a participant. The current in-lieu fee for Swainson's hawk habitat mitigation is \$8,660 per acre. Agricultural mitigation land may not overlap with habitat conservation easements, except that 5 percent of the total area may be set aside for both agriculture and riparian corridors.

While the various mitigation requirements and the growth boundaries may limit residential development in the agricultural areas of the County, they complement policies that encourage urban growth in the incorporated cities and in the existing unincorporated communities of Yolo County. These policies align with the Sacramento Area Council of Governments' (SACOG) Regional Blueprint program, which encourages the curtailing of sprawl and leap-frog development patterns in the region. Furthermore, the County's General Plan provides for a sufficient amount of land to meet the County's Regional Housing Needs Allocation (RHNA), as discussed in detail in the Residential Land Resources section, below.

ii. Zoning Regulations

Zoning Designations. Table HO-31 details the six residential and four agricultural zoning districts that allow residential uses as either permitted uses or conditionally permitted uses. As shown in the table, Yolo County facilitates affordable multi-family development by permitting multi-family housing as of right within the R-3 and R-4 zones. Within the residential zones, allowable densities range from 0.4 to 43 dwelling units per acre. However, the actual number of units a lot can support will vary depending on specific lot characteristics. Generally, fewer units are constructed than the maximum allowable density permits.

County zoning regulations also permit second units as-of-right in certain zoning districts. County staff estimates that about five second dwelling units are constructed on average per year in unincorporated Yolo County. These second units are primarily built on agriculturally zoned property. As illustrated in Table HO-31, Agricultural General, Agricultural Exclusive, and Agricultural Preserve Zones all permit ancillary dwelling units

TABLE HO-31 YOLO COUNTY RESIDENTIAL ZONING DISTRICTS

Zoning District	Minimum Lot Size	Maximum Units Per Acre	Residential Uses Permitted as of Right	Conditionally Permitted Uses or Special Requirements
Residential Suburban (R-S)	0.5 acres	2.0	One single-family dwelling unit	
Residential, Rural, Agricultural (RRA)	2.5 acres	0.4	One single-family dwelling unit	1. Areas may be limited to 5-acre minimum parcels by the Commission after an evaluation of groundwater levels and soil leaching capabilities by the Environmental Health Department
Residential One-Family (R-1)	6,000 s.f.	7.0	One single-family dwelling unit	
Residential One-Family or Duplex (R-2)	6,000 s.f.	14.0	One single-family or duplex dwelling	
Multiple-Family (R-3)	7,000 s.f.	21.0	Multi-family dwellings; single-family; and duplex dwellings	1. Mobile home units up to 10 units per acre conditionally permitted
Apartment-Professional (R-4)	7,000 s.f.	43.0	Multi-family dwellings; single-family; and duplex dwellings	1. Mobile home units up to 12 units per acre conditionally permitted
Agricultural General (A-1) and Agricultural Exclusive (A-E)	20 acres	0.1	One single-family and one ancillary dwelling unit.	1. Agricultural labor camps permitted with Minor Use Permit 2. Single-family dwellings on two or more antiquated subdivision lots require Major Use Permit
Agricultural Preserve (A-P)	80 acres	0.025	One single-family and one ancillary dwelling unit	1. Agricultural labor camps permitted with Minor Use Permit 2. Single-family dwellings on two or more antiquated subdivision lots require Major Use Permit
Agricultural Industry (AGI)	NA	NA	None	1. Agricultural labor camps permitted with Minor Use Permit

Sources: Yolo County Zoning Ordinance, Chapter 2, 2007; BAE, 2007.

as-of-right. Second units in these zones can be approved through ministerial review and do not require conditional use permits.

The County is currently in the process of updating its Accessory Structure Ordinance to include definitions of attached and detached residential second units, and the provisions for the use, design, and permitting of these structures in conformance with State Law. The amendments to the Accessory Structure Ordinance list attached and detached second units as permitted as-of-right within the Residential Suburban; Residential, Rural, Agricultural; and Residential One-Family Zones. In addition, ancillary dwelling units would remain permitted within the current agricultural zoning designations in which they are currently permitted.

Overall, the County zoning designations allow for a variety of residential densities that can achieve a balance between agricultural, single-family residential and multi-family residential land uses. No policies or actions are necessary to address this issue.

Inclusionary Housing. Chapter 9 of the Yolo County Zoning Ordinance establishes the County's inclusionary housing requirements. All residential for-sale developments of ten or more units are required to provide 20 percent of the housing units at costs affordable to low- and moderate-income households. The County requires that half of the affordable units be priced at levels affordable to low-income households and half at prices affordable to moderate-income households. Projects with less than ten units are required to pay an in-lieu fee. The County's in-lieu fee ordinance is currently under development.

In addition, the County requires that multi-family rental projects of 20 or more units must provide a minimum of 25 percent of the units at levels affordable to very-low-income households and an additional 10 percent of the total units to low-income households. Multi-family rental projects with between seven and 19 units are required to provide 15 percent of the units to very-low-income households and 10 percent to low-income households. Multi-family rental developments with fewer than seven units must pay an in-lieu fee.

Residential units exempt from the inclusionary ordinance and in-lieu fees are individual single-family units not exceeding construction cost thresholds defined by the inclusionary ordinance, replacement units not exceeding the gross floor area of the original structure that are constructed within 12 months of demolition of the prior residence, replacement structures not exceeding 500 square feet, and units built through self-help programs serving residents below 80 percent of the area median income.

Table HO-32 below summarizes the current inclusionary housing requirements:

TABLE HO-32 SUMMARY OF CURRENT INCLUSIONARY HOUSING REQUIREMENTS

Project Type and Size	% Affordable to Very-Low-Income	% Affordable to Low-Income	% Affordable to Moderate- Income	Total Inclusionary Requirement
For Sale, 10 or more units		10%	10%	20%
For Sale, less than 10 units	NA	NA	NA	In-lieu fee, pending
Rental, 20 or more units	25%	10%		35%
Rental, 7 to 19 units	15%	10%		25%
Rental, less than 7 units	NA	NA	NA	In-lieu fee, pending

Source: Yolo county Ordinance, 2008.

All affordable inclusionary units must be constructed on-site concurrently with the market rate portion of the project. For-sale units carry a 20-year affordability covenant while multi-family rental units are required to remain permanently affordable. In addition, all in-lieu fees collected are designated for use by affordable housing developers in the provision of very-low- and extremely-low-income housing.

The County’s inclusionary requirements may inadvertently create a constraint to residential development in the unincorporated areas since they increase burdens on private developers. However, the County has determined that this mechanism presents the best option for ensuring that the housing needs of all income groups are met. In recognition that the inclusionary housing requirements may prevent certain residential projects from being financially feasible, the Inclusionary Housing Ordinance allows for alternatives to the standard requirements, including allowing for construction of units to be located off-site, the dedication of land, as well as the transfer of affordable housing credits.

In addition, the County provides fee waivers of up to 50 percent of the building permit fees for affordable units; modified zoning and infrastructure standards for affordable units; priority building permit processing for affordable projects; and a density bonus per State Government Code Section 65915 for projects meeting the affordability levels established in the County’s Inclusionary Housing Ordinance. As indicated above, the ordinance also exempts certain individual single-family new construction and replacement projects, as well as housing constructed as part of a self-help housing program serving owner-occupants below 80 percent of area median income.

iii. Local Building Codes

Yolo County currently utilizes 2007 International Building Codes, developed by the International Code Council (ICC). These codes are necessary to protect the health and safety of County residents and do not represent any undue barrier to housing production.

The County also requires fire suppression systems in all new single-family units through an amendment to the Building Code. According to the U.S. Fire Administration, the inclusion of a sprinkler system adds between \$1.00 and \$1.50 per square foot to new residential construction costs.¹⁹ The County has found the inclusion of residential sprinkler systems as a suitable mitigation for the limited availability of fire protection services, such as full-time fire personnel, in much of unincorporated Yolo County.

iv. Code Enforcement

Code Enforcement is generally in response to public complaints. The County does not actively search for violators, but takes note if a violation is observed in the field. For qualified property owners, Community Development Block Grant (CDBG) loans are available to assist low-income residents with home improvement projects that can address code compliance issues.

v. Development Standards

Table HO-33 details the site improvement requirements established by the County's Zoning Ordinance for residential and agricultural zoning designations. For the creation of new lots, minimum lot sizes range from 6,000 square feet to 2.5 acres in the residential zones; however, owners may build on any legal, existing residential lot, regardless of size. To provide for additional flexibility, the County has Planned Development (PD) overlay areas that allow for minimum parcel size requirement and other standards to be modified through site-specific evaluation. For example, under the PD regulations, the County has approved 3,000 to 4,000 square-foot lots for single-family homes.

Height limitations in the Apartment-Professional Zone could accommodate buildings of up to four stories. For one- and two-family dwellings, the County requires one off-street parking space for each dwelling unit with two or fewer bedrooms and two off-street parking spaces for units with three or more bedrooms. For multi-family dwelling units, one off-street space is required for each unit with one or fewer bedrooms and 1.5 off-street parking spaces for each unit with two or more bedrooms. All off-street parking must be graded and paved, except for farm dwellings which dwellings, which require grading only. It should be noted that the foregoing discussion reflects current standards. The Land Use and Community Character Element contains an action item that requires the County to make necessary changes to the zoning standards, to be consistent with the updated General Plan. For example, updated General Plan land use designations will specify minimum residential densities, and the zoning regulations will reflect this including the development of new zoning categories that will allow for the full density range of each land use designation to be achieved.

¹⁹ U.S. Fire Administration. "Residential Sprinkler Systems." www.usfa.dhs.gov. Downloaded September 18, 2007.

TABLE HO-33 YOLO COUNTY SITE DEVELOPMENT REGULATIONS FOR RESIDENTIAL DEVELOPMENT BY ZONING DISTRICT

Zoning District	Minimum Lot Area		Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Yard (Feet)			Maximum Building Height (Feet)	Minimum Lot Area Per Dwelling Unit (SqFt)
	Acres	% of Total Households			Front	Side	Rear		
Residential Suburban (R-S)	0.50	21,780	125	110	35	10-20	40	35	NA
Residential, Rural, Agricultural (RRA)	2.5	108,900	180	^a	35	10-20	40	35	NA
Residential One-Family (R-1)	0.14	6,000	60-70	100	25	3-15	25	30	NA
Residential One-Family or Duplex (R-2)	0.14	6,000	60-70	100	25	3-15	25	30	NA
Multiple-Family (R-3)	0.16	7,000	60-70	100	20	3-15	20	40	2,000 ^b
Apartment-Professional (R-4)	0.16	7,000	60-70	100	20	3-15	20	45	1,000 ^b
Agricultural General (A-1)	20	871,200	100	NA	90	10	50	NA	NA
Agricultural Exclusive (A-E)	20	871,200	100	NA	90	10	50	NA	NA
Agricultural Preserve (A-P)	80	3,484,800	NA	NA	90	NA	50	NA	NA
Agricultural Industry (AGI)	NA	NA	NA	NA	NA	NA	NA	NA	NA
Planned Development (-PD)	Flexible		Flexible		Flexible			Flexible	

^a Lot depth must not be greater than four times the lot width

^b 20 feet required between buildings used for dwelling purposes

Sources: Yolo County Zoning Ordinance, Chapter 2, 2007; BAE, 2007.

Due to the County's rural character, off-site improvement requirements are less stringent than those required in some other jurisdictions. In the past, residential developments have generally been required to provide a minimum local street right-of-way of 50 feet with a paved surface of 36 feet, including curbs, gutters and sidewalks. The County can and has approved narrower roads under the PD overlay development review process, which allows greater flexibility. The Circulation Element contains an action item that requires the County to investigate new narrow roadway standards, particularly in community areas where the bulk of residential units are located.

These site regulations are standard requirements and do not constitute an unreasonable or unnecessary constraint on housing production while ensuring reasonably safe ingress and egress to residential areas.

vi. Local Permit Processing Fees and Development Impact Fees

Tables HO-34 and HO-35 list the various development fees the County levies on residential developments (in-lieu mitigation fees for loss of agricultural land and habitat are addressed earlier under item "i"). Based on the fees listed in Table HO-34, a 1,700 square-foot single-family unit would require close to \$4,300 in application and plan check review fees, including a permit issuance fee.²⁰ This fee estimate excludes the cost of a use permit, tentative and final subdivision or parcel maps, as well as CEQA review costs that would all likely be applied during the subdivision process and later passed on by the land developers to homebuilders in the price of land that is entitled for residential development. An additional \$5,900 in development impact fees is also collected for construction of a new single-family home. Furthermore, in Esparto, park and bridge impact fees equal just under \$2,900 per unit. New developments must also pay Community Service District fees, School District fees, and Fire District fees that vary among the districts in the County. These three district fees combined can amount to between \$5,600 and \$21,000 per residential unit. Within the Esparto Community Services District, water and sewer connection fees can be significantly lower for infill developments as compared to non-infill projects.

Development impact fees are slightly lower for multi-family units since the Facilities and Service Fee component is only \$3,913 per multi-family unit compared to \$5,302 per single-family unit. In addition, multi-family units generally have lower valuations, reducing the fees for General Plan Cost Recovery and the Strong Motion Instrumentation Program, as well as Building Permit fees, which are based on total valuation estimates.

²⁰ Based on \$129.15 value per square foot for a single-family dwelling custom home with A/C and fire sprinklers as listed in the *County of Yolo Building Inspection Division Permit Fee Schedule 2007-2008*.

TABLE HO-34 BUILDING PERMIT FEES

Total Valuation	Fee
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,000 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof.
Other Permit Fees	
Electrical Permit fee	12.5% of Building Permit Fee; minimum fee \$127.00.
Plumbing Permit Fee	10% of Building Permit Fee; minimum fee \$127.00.
Mechanical Permit Fee	7.5% of Building Permit Fee; minimum fee \$127.00.
Plan Checking and Application/Review Fees	
Building Plan Checking Fee	65 percent of Building Permit Fee.
Disabled Access Plan Checking Fee	15 percent of Building Permit Fees for commercial, industrial, and multi-family structures.
Energy Conservation Title-24 Plan Checking	10 percent of Building Permit Fee.
Minor Building Permit Review	\$124.50 – \$172.90
Major Building Permit Review	\$431.50 – \$479.90
Minor Site Plan/Landscape Review	\$379.50 – \$427.90
Major Site Plan Review	\$484.50 – \$532.90
Affordable Housing Plan Review	\$192.00
Minor Use Permit	\$1,530.00
Major Use Permit	\$4,224.90 – \$4,416.30 (initial deposit, applicant charged at cost)
Tentative Parcel Map	\$3,540.60 – \$3,912.40 (initial deposit, applicant charged at cost)
Tentative Subdivision Map	\$7,386.30 – \$7,662.40 (initial deposit, applicant charged at cost)
Final Parcel Map	\$1,585.00 (initial deposit, applicant charged at cost)

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 HOUSING ELEMENT

Total Valuation	Fee
Final Subdivision Map	\$2,240.00 (initial deposit, applicant charged at cost)
CEQA Categorical Exemption	\$158.00
CEQA Initial Study	\$941.30
CEQA Negative Declaration	\$1,446.30
CEQA Mitigated Negative Declaration	\$2,246.30 (initial deposit, applicant charged at cost)
CEQA EIR	\$11,892.40 (initial deposit, applicant charged at cost)
CEQA Addendum EIR	\$675.00
Miscellaneous Fees	
Permit Issuance Fee	\$30.00 per permit issued
Master Plan Permit Fee	\$254.00
Manufactured Home Set-up/Installation	
Application Fee	\$30.00
Plan Review for, minimum 1-hour	\$127.00
Installation w/standard plan approval	\$445.00
Non-standard plan approval	Use Building Fee Valuation Table ^a
Electrical	\$127.00
Plumbing	\$127.00
Grading	
0 to 50 cubic yards	no fee
51 to 1,000 cubic yards	\$127.00 plus \$21.00 per each additional 100 cubic yards or portion thereof over 100 cubic yards
1,001 to 10,000 cubic yards	\$254.00 plus \$17.00 per each additional 1,000 cubic yards or portion thereof over 5,000 cubic yards
10,001 to 100,000 cubic yards	\$381.00 plus \$79.00 per each additional 10,000 cubic yards or portion thereof over 100,000 cubic yards

^a Based on the 2001 California Building Code. Minimum fee is \$127.00.

Sources: Yolo County Building Inspection Division Permit Fee Schedule 2007-2008, 2008; Yolo County Planning Application Fees, 2008; BAE, 2007.

TABLE HO-35 YOLO COUNTY DEVELOPMENT IMPACT FEES

	Per Single-Family Unit	Per Multi-Family Unit
Facilities and Services Fee	\$5,302.00	\$3,913.00
General Plan Cost Recovery Fee	0.27% of construction valuation	0.27% of construction valuation
Strong Motion Instrumentation Program	0.01% of construction valuation	0.01% of Construction Valuation
Esparto Park Fee	\$2,150.00	\$2,150.00
Esparto Bridge Fee	\$727.10	\$727.10
Community Service District Fee ^a (Sewer and Water)	\$900.00 to \$11,000	\$180.00 to \$1,650
School District Fee	\$2.24 to \$4.88 per sqft	\$2.24 to \$4.88 per sqft
Fire District Fee	\$0.50 to \$1.00 per sqft	\$0.50 to \$1.00 per sqft

^a Fees vary by Service District. Reported fees based on Madison and Esparto Community Service District Fees. Assumes ¾-inch service for a single-family unit and a 3-inch service for a multi-family development of 50 units. Sources: Yolo County Master Fee Schedule May 2008, 2008; David Morrison, Assistant Director, Yolo County Planning Division, 2007; Esparto CSD staff, 2007; Madison CSD staff, 2007; BAE, 2007.

Overall permit processing fees and development impact fees for single-family units in Yolo County equal between \$16,000 and \$34,000, depending on community service, school, fire district, and Esparto-specific fees. These application and development impact fees amount to between six and 14 percent of the per-unit development costs for a single-family home calculated in the Non-Governmental Constraints section above. Since these permit and fee costs are consistent with the fee levels found in neighboring communities, they do not appear to represent an undue constraint upon the development of housing.

vii. Approval Timeframes

According to the County Planning Division, plans for individual single-family dwelling units and for multi-family rental projects can be approved through a ministerial site plan review conducted concurrently with the building permit process, assuming appropriate zoning is in place for each project. The ministerial review and building permit issuance process typically require two to four weeks. However, major subdivisions or planned developments generally take between 18 and 24 months for permit processing. In addition, preparation of an Environmental Impact Report typically requires a minimum of 6 to 14 months to complete. Much of this timeframe is necessary to accommodate the public noticing, consultations and review periods required by State law.

viii. Infrastructure Availability

The infrastructure capacity in the unincorporated communities presents a severe constraint to residential development. The Yolo County General Plan Public Facilities and Services Element identifies several unincorporated communities, such as Clarksburg and Dunnigan, as lacking community wastewater systems. While residents in Clarksburg rely on private septic systems, Dunnigan has wastewater pond treatment systems that are characterized as providing minimal treatment. The communities of Esparto, Madison, and Knights Landing have community wastewater systems, but they currently require varying amounts of additional infrastructure capacity to accommodate new development or even current community needs.²¹

Such infrastructure issues present barriers to new housing construction. Residential densities are limited in areas that require well and septic systems. For new developments in communities with community systems, the costs of upgrading community wastewater systems could hinder residential development. In addition, the County will not be able to approve new residential units during the time required to update and upgrade existing community systems. Section J.4 starting on page H-82 of this chapter describes infrastructure issues in more detail.

Actions HO-26 and A27 address this barrier to housing production in unincorporated Yolo County.

ix. Federal and State Financing Programs

Due to the overall schedule for adoption of the updated General Plan, the County is delayed in adopting a certified Housing Element by the statutory deadline of June 30, 2008. The lack of a certified Housing Element may impact the County's ability to compete for certain State housing and community development funds or federal funds administered by the State Department of Housing and Community Development, until the County adopts the updated Housing Element and obtains certification. Adoption of a certified Housing Element will mitigate this constraint.

3. Potential Constraints on the Development, Maintenance and Improvements of Housing for Persons with Disabilities

State Government Code Section 65583(a)(4) requires, as part of the Housing Element's governmental constraints analysis, the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

The County has not identified any constraints in its policies or regulations with regards to providing housing for persons with disabilities. Moreover, the County has negotiated terms in the last four Development Agreements for new subdivisions to require

²¹ Yolo County 2030 Countywide General Plan, Public Facilities and Services Element, Table PUB-1.

mandatory handicapped accessibility design features within all new residential units. The Land Use and Community Character Element of the General Plan contains policy language encouraging accessibility of housing for persons with disabilities.

I. Assisted Units at Risk of Conversion

In accordance with State law, the following section provides an inventory of affordable housing developments that are at risk of converting to market rates within the next ten years. In addition, an analysis of the costs of preserving or replacing the at-risk units is also included. This section also identifies resources available to assist the County in these preservation efforts.

1. Inventory of Existing Subsidized Units and Risk of Conversion

Table HO-36 lists the five existing multi-family residential developments in unincorporated Yolo County that have received federal, State, or local assistance. Of the 184 affordable units in these developments, 24, or 13 percent, are identified as at risk of conversion. The remaining units are all owned and operated by Yolo County Housing, have conventional subsidy contracts with the U.S. Department of Housing and Urban Development (HUD), and are not at risk of conversion.

The 24 units at risk of conversion are located at the Knights Landing Harbor Apartments and serve very-low- and low-income elderly and households with disabilities. This development is financed through the U.S. Department of Agriculture Rural Development's Section 515 program and is identified as eligible for pre-payment in 2009. Actions HO-A14 through A16 seek to protect these units as an important source of affordable housing for special needs populations.

In addition to these multi-family projects, the County's inclusionary housing policy has resulted in additional affordable units that are all privately subsidized and under affordability agreements for a minimum of 20 years. Approximately 24 low-income units have, or will be provided in three developments that are either completed or currently under construction. These 24 units represent approximately 10 percent of the 232 units in these three projects. An additional seven planned developments, at various stages of the development application process, call for about 120 of the total 600 proposed units to be affordable to low- and moderate-income households. The affordability of these 120 units splits fairly evenly between low- and moderate-income units. The first of the affordability agreements will not expire until 2025, beyond the required ten-year analysis period for affordable units at risk of conversion.

2. Estimated Replacement Costs for Affordable Units at Risk of Conversion

State Housing Element law requires an examination of costs to replace or preserve existing affordable units at risk of conversion. Following are estimates of the cost to preserve or replace the units in the Harbor Apartments.

TABLE HO-36 YOLO COUNTY SUBSIDIZED AFFORDABLE HOUSING STOCK, 2007

Apartment Complex	Community	Affordable Units	Funding Sources	Affordability End Date
Vista Mondocito	Esparto	16	Conventional HUD subsidy	NA
Ridge Cut Homes	Knights Landing	10	Conventional HUD subsidy	NA
Harbor Apartments	Knights Landing	24	Section 515 Program	Pre-pay in 2009
Yolo	Yolo	10	Conventional HUD subsidy	NA
El Rio Villa I-IV	Winters area	124	Conventional HUD subsidy	NA
Total		184		

Sources: David Morrison, Assistant Director, Yolo County Planning Division, 2007; BAE, 2007.

a. Preservation/Acquisition and Rehabilitation²²

Based on information from staff at HCD's Multi-family Housing Program (MHP) Office, the average cost of acquiring and rehabilitating affordable units equals approximately \$178,222 per unit.²³ This figure is based on two projects in the Sacramento region that occurred between 2003 and 2005. However, construction costs have risen significantly since the 2003 to 2005 period. Accounting for an approximate cost inflation factor of 27 percent from the 2003 to 2005 period provides an estimate of these costs in 2008 dollars.²⁴ In 2008 dollars, the average cost for acquisition and rehabilitation may amount to approximately \$227,000 per unit, or potentially a total of \$5.4 million for the 24 units at the Knights Landing Harbor Apartments development.

b. Replacement

MHP staff also provided average development cost information for new affordable multi-family construction projects in Yolo County between 2003 and 2005. Based on data for three projects in Yolo County totaling 94 units, the average cost of new construction equaled \$178,318 per unit.²⁵ Thus, after accounting for inflation of construction costs, the estimated 2008 replacement cost for the 24 units at Harbor Apartments would be very similar to the cost estimate for acquisition and rehabilitation of the existing Knights Landing Harbor Apartments. The County might expect similar costs in the event that it was necessary to replace the Harbor Apartments with newly constructed units, if the

²² A cost estimate for project-based rent subsidies can not be calculated for this analysis due to the lack of market-rate (multi-family) apartments in unincorporated Yolo County.

²³ Multi-Family Housing Program staff, California Department of Housing and Community Development. September 21, 2007.

²⁴ Reed Construction Data. *RS Means Square Foot Costs, 28th ed.* Historical Cost Indexes; Pg. 450. 2007.

²⁵ Multifamily Housing Program Staff.

Harbor Apartments themselves cannot be preserved as affordable housing. This does not account for other costs that may be incurred to address flood risk and levees.

3. Available Preservation Resources

a. Financial Resources

The County has access to several financial resources that could be leveraged to assist in the preservation of the at-risk affordable housing units at Knights Landing Harbor:

- County Inclusionary Housing In-Lieu Fee
- Rural Development Section 515 Multi-Family Housing Preservation and Revitalization Restructuring Program
- State CDBG Program
- HCD HOME Investment Partnerships Program (HOME)
- Mortgage Revenue Bonds
- State grant programs
- Federal grant programs
- Low-Income Housing Tax Credits
- HUD Section 8 Vouchers
- United States Department of Agriculture (USDA)

b. Organizational Resources

HCD maintains a list of qualified non-profit or for-profit organizations or individuals who are interested in purchasing government-subsidized, multi-family housing projects and who agree to maintain the long-term affordability of projects.²⁶ While the list is constantly being updated by HCD, a recent scan of the database revealed 12 qualified entities interested in partnering on projects located in Yolo County. These organizations include the Yolo Mutual Housing Association in Davis, West Sacramento's Rural California Housing Corporation, as well as ACLC Inc., which is located in Stockton. These various entities could bring a variety of organizational resources and experience towards the preservation of affordable housing units in projects at risk of conversion to market-rate housing.

J. Residential Land Resources

State law requires this Housing Element to demonstrate that Yolo County can accommodate its "fair share" housing need for the July 1, 2008 to June 30, 2013 planning period. This housing need, the Regional Housing Needs Allocation (RHNA), identifies the minimum number of housing units necessary to accommodate population growth for all income levels in Yolo County. As shown below in Table HO-37, Yolo County must demonstrate that it can accommodate a total of 1,402 new dwelling units by June 30, 2013.²⁷ Table HO-37 further identifies the number of units needed by very-

²⁶ <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

²⁷ It should be noted that the State mandated five-year (July 1, 2008 to June 30, 2013) planning period differs from the allowed compliance period of January 1, 2006 to June 30, 2013.

low-, low-, moderate- and above-moderate-income households. Household income levels are defined as follows:

- **Very-Low-Income:** Households with incomes less than 50 percent of Median Family Income (MFI)
- **Low-Income:** Households with incomes between 51 percent and 80 percent of MFI
- **Moderate-Income:** Households with incomes between 81 percent and 120 percent of MFI
- **Above-Moderate-Income:** Households with incomes greater than 120 percent of MFI

Included in Yolo County's RHNA for this planning period are 985 units associated with UC Davis. The "University" housing need identified in Table HO-37 is based on new student and faculty housing planned for the UC Davis' West Village project. Because the West Village project site currently is located in an unincorporated part of the County, as shown in Figure HO-3, SACOG has included the housing need associated with this project as part of Yolo County's total RHNA obligation. As discussed in greater detail in Section 2 below, a sufficient number of housing units are planned for the West Village project to meet the University component of the County's housing need.

The following sections describe how Yolo County will meet its housing need of 1,402 new units during this planning period. This need will be met through housing projects approved, constructed or under construction since 2006; the UC Davis West Village project; new homes constructed in agricultural areas and new homes in residential areas of unincorporated county communities. Additional units created during the planning period that result from by-right second units and from inclusionary units from planned new community growth are likely to ultimately result in affordable units in excess of the fair share requirement.

1. Housing Produced January 1, 2006 through June 30, 2008

Yolo County may count housing constructed beginning January 1, 2006 toward its RHNA for this planning period. Table HO-38 below shows that Yolo County can count a total of 801 units toward its RHNA from the following types of projects: constructed units, projects under construction, approved projects, and proposed projects. Since January 1, 2006, a total of 214 new single-family homes and duplex units were constructed, with 17 units projected for the very-low-income level, 32 for low-level income, 35 for moderate income, and 130 for the above-moderate-income level. The affordability levels for these constructed units are based on the construction values reported in building permit data.

Table HO-38 also shows that 136 units can be counted toward the RHNA from two projects under construction. Of these 136 units, 14 are designated for the low-income level and 122 for the above-moderate-income level. In addition, 355 units can be counted from approved projects, 36 units of which can be contributed toward the

Figure HO-3 West Village Project Site

Figure to be revised to add road names and other information.

TABLE HO-37 UNINCORPORATED YOLO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA), 2008-2013

	Very Low	Low	Moderate	Above Moderate	Total
Yolo, Unincorporated	88	62	85	182	417
University	196	171	213	405	985
Total	284	233	298	587	1,402

TABLE HO-38 HOUSING PROJECTS IN UNINCORPORATED YOLO COUNTY, JANUARY 1,2006 THROUGH JUNE 30, 2008

Project Name/Location	Very Low	Low	Moderate	Above Moderate	Total Units
Constructed Units					
New Single-family homes and duplex units	17	32	35	130	214
Projects Under Construction					
J. Lopez Subdivision	0	8	0	65	73
R. White Subdivision	0	6	0	57	63
<i>Subtotal</i>	0	14	0	122	136
Approved Projects					
Storey Subdivision	0	8	7	58	73
E Parker Subdivision	0	7	6	49	62
Railroad Avenue Subdivision	0	1	1	9	11
Orciuoli Subdivision	0	18	18	144	180
Capay Cottages	0	2	2	16	20
Knox Subdivision	0	0	0	9	9
<i>Subtotal</i>	0	36	34	285	355
Proposed Projects					
Town Center	0	10	9	77	96
Total	17	92	78	614	801

low-income level, 34 units toward the moderate-income level, and 285 units toward the above-moderate-income level. In addition to approved projects, one proposed project could supply 96 units, ten of which can be counted toward the low-income level, nine toward the moderate level, and 77 toward the above-moderate-income level. For the projects under construction, approved projects and proposed projects listed above, affordable units are provided through application of the inclusionary housing ordinance. These affordable units are subject to affordability covenants to ensure long-term affordability. Figure HO-4 shows projects under construction, approved or proposed.

2. University Housing

The UC Davis Long Range Development Plan (LRDP) adopted in 2003 functions as the “general plan equivalent” for the University. While the campus has historically attempted to provide housing for 25 percent of the student enrollment, the current campus goal is to provide housing for all incoming freshmen.²⁸

In 2003 the University of California Regents approved the West Village Master Plan for an on-campus residential community for UC Davis students and faculty. The West Village site is on University-owned land on the University’s west campus bordered by Russell Boulevard to the north, State Route 113 to the east, and Hutchison Drive to the south. The Plan provides for student and faculty housing, several mixed-use centers, community facilities such as schools and parks and a variety of housing types and sizes. The University is currently preparing to implement Phase 1 of the Plan, which will provide for a total of 1,003 new dwelling units. Of these 1,003 new units, 343 will be for-sale units for faculty and staff, and 660 will be rental units for students. West Village is an approved plan providing sites for new housing that that are currently available for development. Because West Village is a project of the University of California, Yolo County does not retain any land-use control over the site and will not be required to take any formal action to enable development to occur.

Table HO-39 identifies the affordability levels of the Phase 1 West Village units. The 343 for-sale units will be sold at market rates, and therefore are assumed to be affordable only for above-moderate-income households. Current plans for the 660 rental units calls for densities of approximately 30 dwelling units per acre. 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 660 rental units therefore can accommodate the housing needs for very-low-, low- and moderate-income households. Because these units are assumed to be affordable for all of these income groups, Table HO-39 assigns affordability levels to these units in a manner consistent with the identified University portion of the total County RHNA obligation. The West Village

TABLE HO-39 PLANNED HOUSING FOR WEST VILLAGE PROJECT

	Very Low	Low	Moderate	Above Moderate	Total
Number of units	196	171	213	423	1,003

²⁸ 2003 Long Range Development Plan Final EIR, page 3-19.

project therefore provides adequate sites to meet the University housing need for all income levels for this planning period.

Figure HO-4 Residential Projects Proposed, Approved and Under Construction

3. Housing in Agricultural Areas

Yolo County allows construction of a single-family home on any legal parcel. Non-residential areas in the county, particularly agricultural areas, provide sites for construction of new farm dwellings. In 2005, approximately 85 percent of land in Yolo County (869 square miles) was in agricultural use. An increasing percentage of this land is occupied by diversified small farms growing organic and specialized crops. Smaller farms are more likely than larger-scale commodity farms to include residences within agricultural areas.

Table HO-40 identifies the number of additional homes expected in agricultural areas during this planning period. Based on past production and future trends, the County expects that at least 75 farm dwellings will be added in agricultural areas each year for a total of 375 new units during this planning period. Table HO-40 also identifies

TABLE HO-40 ANTICIPATED HOUSING PRODUCTION IN AGRICULTURAL AREAS, 2008-2013

	Very Low	Low	Moderate	Above Moderate	Total
Rural Residential Units	97	56	60	162	375

affordability assumptions for these units. Affordability assumptions based on the construction values of homes in agricultural areas as reported in County building permit data. Mobile and manufactured homes are a common housing type in agricultural areas of the county, and approximately 58 percent of these units were found to be affordable for very-low-, low- and moderate-income households. Based on past affordability levels of new homes in agricultural areas, the County anticipates 97 units affordable for very-low-, 56 for low-, 60 for moderate- and 162 for above-moderate-income households during this planning period.

Homes in agricultural areas utilize wells and septic systems for their water and wastewater needs. These homes use on-site private infrastructure facilities and are not connected to public water or sewer systems. It can therefore be assumed that adequate infrastructure is available for farm dwelling construction in agricultural areas.

Agricultural areas in the county feature numerous sensitive environmental features, including floodplains and protected wetlands. Many of these areas are not suitable locations for new homes. However, the large size of agricultural sites enables new homes to be easily located in non-sensitive areas of the site. Existing environmentally

sensitive features in agricultural areas therefore do not constrain the development of new farm dwellings in these areas.

4. Residential Development Potential on Vacant Residentially-Zoned Parcels

Residential areas within existing unincorporated communities also provide sites for additional housing. The communities currently zoned to accommodate additional housing are Esparto, Knights Landing and Madison. These communities have vacant parcels zoned for residential development and public water and sewer systems are in place that can accommodate some new growth. The majority of available sites for new housing are located in Esparto. An analysis of vacant, ~~residentially-zoned~~ residentially zoned parcels in these communities identified sites to accommodate at least 747 additional units, most of which are in Esparto. Figure HO-5 shows the location of these sites. The number of units by income group that can be provided within the three communities are shown in Table HO-41. A detailed inventory of the sites, including Assessor’s Parcel Number, size and zoning, is provided in Appendix B.

Figure HO-5 Vacant, Residentially-Zoned Parcels

TABLE HO-41 RESIDENTIAL DEVELOPMENT POTENTIAL ON VACANT RESIDENTIALLY-ZONED PARCELS

Location	Acreage	Very Low	Low	Moderate	Above Moderate	Total Units
Esparto	73.3	53	42	68	366	529
Knights Landing	7.1	8	6	10	57	81
Madison	5.3	5	4	7	35	51
Total	85.7	66	52	85	458	661

Table HO-41 also identifies affordability levels for the units that can be accommodated by these sites. As in the agricultural areas, affordability assumptions are based on the construction value of homes in residential areas as recorded in County building permit data. Of the 1,003 units that were constructed in residential areas from 2000 to 2006, 10 percent were affordable for very low, 8 percent low, 13 percent moderate and 69 percent above-moderate-income households. The County assumes that these affordability levels will generally continue through the 2008-2013 planning period. Applying these affordability levels to the 794 total units that can be accommodated results in 79 units affordable for very low, 62 for low, 103 for moderate and 550 for above-moderate-income households during this planning period.

a. Adequate Infrastructure Capacity

State law requires Housing Elements to include a general description of public infrastructure necessary to serve housing development. This description needs to include a discussion of the extent to which residential development on identified sites would require the expansion or improvement of existing facilities. The sections below fulfill this requirement by identifying the capacity of water, sewer and storm drainage systems in Esparto, Knights Landing and Madison to accommodate residential growth.

i. *Esparto*

~~Domestic water and wastewater services in Esparto are provided by the Esparto Community Service District (CSD).~~The Esparto Community Service District (CSD) provides domestic water and wastewater services in Esparto. The Esparto CSD has a well-functioning water and wastewater systems and adequate technical and financial capacity to continue to accommodate new development through incremental expansion of its existing systems. The existing water system can accommodate only a limited number of additional connections. Accommodating the full 662 units in Esparto will require additional water distribution infrastructure to tie into the existing distribution system. The wastewater treatment and collection system also can accommodate these units through additional pond construction and the construction of additional facilities.

~~Storm drainage and flood control service in Esparto is provided by the Madison-Esparto Regional CSA.~~The Madison-Esparto Regional CSA provides storm drainage and flood control service in Esparto. Infill development would require on-site basic ditches to convey water to existing roadside ditches. The construction of larger residential subdivisions would require the construction of a network of on-site collection pipes or ditches that would convey runoff to on-site detention basins. Esparto CSD also is exploring the possibility of a community detention basin.

ii. *Knights Landing*

~~Water and wastewater services in Knights Landing is~~Water and wastewater services in Knights Landing are provided by the Knights Landing CSD. Providing water to the 34 new housing units may require adding wells, storage facilities and distribution infrastructure to the CSD's existing system. Future development will require the installation of larger pipes in the distribution system. Additional wastewater collection and treatment capacity can continue to be provided incrementally in pace with and funded by new development. The existing wastewater treatment plant has land on which to add additional treatment and disposal ponds.

~~Storm drainage in Knights Landing is primarily provided by the Yolo County Public Works Department.~~The Yolo County Public Works Department is the primary provider of storm drainage in Knights Landing. Additional residential development in Knights Landing would likely require new storm drain facilities and detention basins.

iii. Madison

~~Water and wastewater service in Madison is provided by the Madison CSD~~The Madison CSD provides water and wastewater service in Madison. The addition of 51 housing units in Madison can be accommodated through incremental improvements to the exiting water supply system. Providing wastewater service to these new units would require the creating of more ponds. The CSD would need to purchase land to expand facilities. Land would also be needed for disposal purposes.

Storm drainage facilities in Madison are the responsibility of the Madison-Esparto Regional CSA. Infill development in Madison would require on-site ditches to convey water to existing roadside ditches. New peripheral development in Madison would require on-site storm drain detention and possibly construction of new detention basins to extend the time of release of stormwater into existing channels.

b. Environmental Constraints

State law also requires Housing Elements to describe the suitability of sites identified for housing relative to environmental conditions or issues. This description is required to be general in nature, and not site-specific.

The identified sites upon which the County is relying to meet its fair share allocation have all been determined to be suitable for housing as planned. With the exception of the proposed Town Center project all the sites have already undergone appropriate environmental review and have the necessary CEQA clearance. The Town Center project does not yet have CEQA clearance

5. Total Need Summary

Table HO-42 summarizes Yolo County's ability to meet the housing needs for all income groups for the 2008-2013 planning period. As shown in this table, Yolo County can accommodate 2,840 total units, which is 1,438 more than the 1,402 units identified as Yolo County's 2008-2013 RHNA.

TABLE HO-42 SUMMARY OF COUNTY’S ABILITY TO MEET HOUSING NEED, 2008-2013

	Very Low	Low	Moderate	Above Moderate	Total
Proposed, Approved, Under Construction or Completed projects	17	92	78	614	801
West Village	196	171	213	423	1,003
Rural Residential Units	97	56	60	162	375
Vacant Residentially-Zoned Sites	66	52	85	458	661
Total	376	371	436	1,657	2,840
Housing Need Allocation (2008-2013)	284	233	298	587	1,402
Surplus Housing Production	92	138	138	1,070	1,438

K. Policy Framework

GOAL HO-1 **Housing Mix. Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers.**

- Policy HO-1.1 Include a mix of housing types, densities, affordability levels, and designs, including, but not limited to the following:
- a. owner and rental housing;
 - b. small for-sale homes (e.g. less than 1,000 square feet);
 - c. large apartments (e.g. four or more bedrooms);
 - d. single and multi-family housing;
 - e. housing close to jobs and transit;
 - f. mixed use housing;
 - g. single room occupancy units;
 - h. shared living opportunities;
 - i. co-housing;
 - j. manufactured housing;
 - k. self-help or “sweat equity” housing;
 - l. cooperatives or joint ventures between owners, developers, and non-profit groups in the provision of affordable housing;
 - m. eco-housing;
 - n. assisted living; and
 - o. supportive housing
 - p. cottages and lofts.

- Policy HO-1.2 Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory for meeting the County’s RHNA allocation relies.
- Policy HO-1.3 Promote live/work uses, such as home occupations, employee housing, and caretaker accommodations. 🌐
- Policy HO-1.4 Protect and promote mobile home parks as an important source of affordable housing.
- Policy HO-1.5 Coordinate with the University of California Board of Regents to expand housing opportunities for students.
- Policy HO-1.6 Coordinate with the cities to expand affordable housing opportunities within incorporated areas to be closer to urban services.
- Policy HO-1.7 Ensure effective and informed public participation from all economic segments and special needs of the community in the formulation and review of housing issues.
- Policy HO-1.8 Ensure that the regional fair share housing allocation is equitable in proportion to County’s true affordable housing obligation.
- Policy HO-1.9 Coordinate with the Rumsey Band of Wintun Indians Tribe to expand work_force housing opportunities in Esparto and Madison.

GOAL HO-2 Housing Funding. Provide supplemental resources to assist applicants with the development of affordable and special needs housing projects.

- Policy HO-2.1 Aggressively pursue funding from local, State, and federal sources that supports the development of affordable and special needs housing.
- Policy HO-2.2 Expand existing County resources to support the development of affordable and special needs housing.

GOAL HO-3 Reduce Housing Constraints. Reduce government constraints that adversely affect the timely and cost-effective development of housing.

- Policy HO-3.1 Advocate for policy and legislative changes at the State level to remove or reduce barriers to the development of local affordable housing.

Policy HO-3.2 Ensure that the County’s policies, codes, development review procedures, and fees do not represent unjustified constraints to the development of new housing.

GOAL HO-4	<u>Special Needs Housing.</u> Establish a variety of housing types and services to accommodate the diversity of special needs households.
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Policy HO-4.1 Promote the development and rehabilitation of housing to meet the needs of special needs groups, including seniors, people living with disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and others.

Policy HO-4.2 Encourage the development of housing for senior households.

Policy HO-4.3 Allow group homes with special living requirements in residential areas, consistent with the County’s land use regulations.

Policy HO-4.4 Provide for housing to meet the needs of extended, multi-generational, and/or large families.

Policy HO-4.5 Encourage the removal of architectural barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards.

Policy HO-4.6 Encourage the inclusion of single room occupancy units and efficiency apartments in multi-family and mixed use areas.

Policy HO-4.7 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed.

Policy HO-4.8 Coordinate County, other agency, and non-profit programs to deliver effective support for homeless or “at risk” individuals, recognizing the unique needs of groups within the County’s homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.

Policy HO-4.9 Ensure that individuals and families seeking housing are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status, national origin, sexual

orientation, or other arbitrary factors, consistent with the Fair Housing Act.

Policy HO-4.10 Expand housing opportunities for farmworkers.

GOAL HO-5	<u>Strengthen Neighborhoods.</u> Support safe, well-maintained, and well-designed housing as a way of strengthening existing and new neighborhoods.
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Policy HO-5.1 Plan communities to avoid the concentration of affordable housing projects, while ensuring that affordable housing has access to needed services and amenities. 🌍

Policy HO-5.2 Strengthen neighborhoods through the maintenance and rehabilitation of existing housing stock. 🌍

Policy HO-5.3 Promote and encourage community-wide infrastructure (e.g., curbs, gutters, sidewalks, street lighting, etc.) and complete streets.

GOAL HO-6	<u>Sustainable Housing.</u> Promote environmentally sustainable housing to reduce the potential impacts of climate change.
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Policy HO-6.1 Encourage site and building design that conserves natural resources. 🌍

Policy HO-6.2 Minimize greenhouse gas emissions by planning for the fair and efficient provision of housing through the following strategies: 🌍

- Design communities and housing developments that are socially cohesive, reduce isolation, and foster community spirit;
- Require a range of housing within each community that is affordable to a variety of income groups;
- Encourage different housing types within each community to attract community residents diverse in age, family size, disability status, and culture; and
- Locate housing near employment centers.

GOAL HO-7	<u>Housing in the Delta.</u> Within the Delta Primary Zone, ensure the compatibility of new discretionary housing units with applicable properly adopted policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
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- Policy HO-7.1 Provide affordable housing and farmworker housing within the Clarksburg region, consistent with the Land Use and Resource Management Plan.
- Policy HO-7.2 Advocate for amendment of the Delta Protection Act and/or Delta Protection Commission Land Use and Resource Management Plan as necessary and appropriate to encourage the development of limited new and/or improved infrastructure to serve affordable housing and other appropriate development in “legacy towns” like Clarksburg.
- Policy HO-7.3 Encourage developers to have neighborhood meetings with residents and staff early as part of any major development pre-application process.
- Policy HO-7.4 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.
- Policy HO-7.5 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.
- Policy HO-7.6 Encourage the development of large rental and for sale units (containing four or more bedrooms) that are affordable for very-low- and low-income households.

L. Quantified Objectives

Yolo County will utilize a variety of program approaches to focus resources on meeting its housing needs. The Housing Element is required to establish the number of housing units the County believes can be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for this Element, summarized in Table HO-43, reflect a planning period from January 2006 to June 2013.

TABLE HO-43 **QUANTIFIED OBJECTIVES, JANUARY 2006 TO JUNE 2013**

Program	Very Low	Low	Moderate	Above Moderate	Total
<u>RHNA Allocation</u>	284	233	298	588	1,403
Housing Rehabilitation	10	10	15		35
Inclusionary Housing Requirement	123	123	123		2,369
At-risk Preservation		24			24
Non-profit Development	15	15			30
Elderly Housing	6	6			12
Large Family Units	5	5			10
Rental Units	50	50			100
<u>Total RHNA Allocation</u>	284	233	298	588	1,403

Note: Quantified Objectives for various programs identified cannot be summed, since there will be some overlap between units produced under each program.

M. Housing Plan (Implementation Program)


The purpose of the Housing Plan (Implementation Program) is to identify specific actions the County intends to take to implement the goals and policies of the Housing Element. The Housing Plan is designed to accomplish the following:

- Identify and provide adequate sites to achieve a variety and diversity of housing
- Facilitate the development of affordable housing
- Address, and if necessary remove government constraints
- Conserve and improve existing affordable housing stock
- Promote equal housing opportunity


The Housing Plan for this Element is comprised of all of the action items identified below. For each action item the responsible agency, implementation time frame, and funding source is provided.

Action HO-A1 Establish standards in each community that sets a target ratio of apartments to for-sale housing for new residential growth. (Policy HO-1.1)
 Responsibility: Planning and Public Works Department
 Timeframe: With each Community Plan Update/Specific Plan
 Funding: General Fund

- Action HO-A2 Adopt standards in each community to require a range of housing unit sizes, including for-sale units of less than 1,000 square feet, and rental units that include both studios and units with more than four bedrooms. (Policy HO-1.1)
Responsibility: Planning and Public Works Department
Timeframe: With each Community Plan Update/Specific Plan
Funding: General Fund
- Action HO-A3 Include requirements for 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)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A4 Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A5 Amend the Zoning Code to identify compatible zones for live/work uses and to establish reasonable performance standards, including noise, odor, types of uses permitted, parking, fencing, and related issues. (Policy HO-1.1, Policy HO-1.3) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A6 Require developers to provide relocation assistance for current residents where mobile home parks are converted to other uses. (Policy HO-1.4)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A7 Amend the County Code to include an mobile home park conversion ordinance that addresses the impacts to residents when mobile home parks convert to alternate uses. (Policy HO-1.1, Policy HO-1.4)
Responsibility: Planning and Public Works Department
Timeframe: 2012/2013
Funding: General Fund


- Action HO-A8 Provide information to tenants regarding the Mobile Home Park Resident Ownership Program (MPROP). (Policy HO-1.4)
Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A9 Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition. (Policy HO-1.4)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A10 Amend zoning and regulations, where appropriate, to encourage new mobile home park development. This may include: rescinding the requirement for special MHP (Mobile Home Park) zoning; streamlining requirements for mobile homes in residential and agricultural zones; and designating areas for mobile home park development in new growth areas. (Policy HO-1.4)
Responsibility: Planning and Public Works Department
Timeframe: 2012/2013
Funding: General Fund
- Action HO-A11 Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7) 
Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: Annually
Funding: General Fund
- Action HO-A12 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)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund

- Action HO-A13 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)
Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A14 Submit applications for funding from State and Federal programs that provide low-cost financing or subsidies for the production of affordable housing and require the County's direct participation. These programs include, but are not limited to the following:
- State Predevelopment Loan Program (PDLP);
 - Multi-Family Housing Program (MHP);
 - Rural Development Assistance Program;
 - State Joe Serna Farmworker Grant Program (FWHG);
 - Community Development Block Grant Program (CDBG);
 - Water and Waste Disposal Program,
 - USDA Rural Development, Section 515 Program;
 - USDA Rural Development, Section 523/524 Technical Assistance Grants;
 - Home Investment Partnerships Program (HOME). (Policy HO-2.1)
- Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A15 Seek additional federal and State funding for housing for elderly households. (Policy HO-2.1, Policy HO-4.2)
Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A16 Apply for funding from the State of California and the USDA Rural Development to expand the supply of housing for farmworkers. (Policy HO-2.1, Policy HO-4.10)
Responsibility: County Administrator's Office, Agriculture Department
Timeframe: Annually
Funding: General Fund

- Action HO-A17 Consider use of Tribal Mitigation Funds for the development of work force housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10) 
Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: Annually
Funding: General Fund
- Action HO-A18 Apply to the Mercy Loan program to assist with the development of affordable housing. (Policy HO-2.1)
Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A19 Partner with interested philanthropic organizations to help finance affordable housing developments. (Policy HO-2.1)
Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A20 Promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)
Responsibility: County Administrator's Office
Timeframe: Annually
Funding: General Fund
- Action HO-A21 Consider the discounted sale or donation of surplus government property to non-profit developers for the construction of affordable housing. (Policy HO-2.2)
Responsibility: County Administrator's Office, General Services Department
Timeframe: Annually
Funding: General Fund
- Action HO-A22 Assist non-profit organizations and private developers to prepare applications for funding and for complementary programs that can help reduce land or site development costs for affordable housing projects. (Policy HO-2.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund

- Action HO-A23 Maintain 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)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A24 Offer incentives to developers such as tax-exempt conduit financing, infrastructure financing assistance, and direct financial assistance in exchange for a proportional commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A25 Provide information and financial assistance, as available, to help low and moderate-income households in obtaining affordable housing. (Policy HO-2.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A26 Coordinate with public and/or private sewer and water providers regarding 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 specific findings can be met. (Policy HO-2.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A27 Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural affordable housing. (Policy HO-2.2)
Responsibility: Health Department
Timeframe: Ongoing
Funding: General Fund

- Action HO-A28 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)
Responsibility: Planning and Public Works Department
Timeframe: Every five years with Housing Element Update (starting 2012/2013)
Funding: General Fund
- Action HO-A29 Support changes to Section 15332 of the California Environmental Quality Act Guidelines that would allow for streamlined review procedures for infill and affordable housing development in unincorporated communities similar to the provisions currently available to incorporated cities. (Policy HO-3.1)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A30 Pursue tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding from under these programs. (Policy HO- 3.1)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A31 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)
Responsibility: County Administrator's Office, Human Resources Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A32 Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO-3.2)
Responsibility: Planning and Public Works Department
Timeframe: Annually
Funding: General Fund

- Action HO-A33 Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of housing, with an emphasis on affordable and special needs housing, such as road improvements, parking, or other potential development standards. (Policy HO-3.2)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A34 Provide flexibility in applying development standards (e.g. parking, floor area, setbacks, height standards, etc.), recognizing that housing near transit, jobs, and services will generate fewer trips, require less parking, and have fewer area-wide impacts. Flexibility should be subject to the type of housing, size, unit mix, location, adjacent uses, and overall design. This flexibility recognizes that additional density may be appropriate where units are significantly smaller and would have fewer impacts than the market norm. (Policy HO-3.2) 
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A35 Prioritize the review of applications for affordable and 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)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A36 Amend the Master Fee Ordinance to waive or reduce development application processing fees for affordable and special needs housing on a sliding scale, based on the proportion of such units within the project that exceed inclusionary requirements. Fee waivers or reductions would not apply to development impact fees or to required mitigation under the California Environmental Quality Act (CEQA). (Policy HO-3.2)
Responsibility: Planning and Public Works Department
Timeframe: 2010/2011
Funding: General Fund

- Action HO-A37 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 would be required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2) 🌐
Responsibility: Planning and Public Works Department
Timeframe: 2012/2013
Funding: General Fund
- Action HO-A38 Identify sites for special needs housing where opportunities are available. Sites may include: land owned by the County or other agencies; re-use of underutilized or non-viable commercial and industrial sites; and ~~residentially-zoned~~ residentially zoned sites where higher density is feasible. (Policy HO-4.1)
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: With each Community Plan Update/Specific Plan
Funding: General Fund
- Action HO-A39 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed. (Policy HO-4.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A40 Amend the Zoning Code to allow co-housing, cooperatives, and similar collaborative housing development, featuring housing units clustered around a common area and shared kitchen, with additional small meal preparation areas. (Policy HO-1.1, Policy HO-4.1)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund
- Action HO-A41 Ensure that adequate provisions are made in new residential developments for families with children, including amenities such as tot lots, playgrounds, and childcare facilities. (Policy HO-4.4)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A42 Identify appropriate zones where emergency shelters are allowed by right. (Policy HO-4.7)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
Funding: General Fund

- Action HO-A43 Require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing. (Policy HO-4.9)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A44 Refer discrimination complaints to the appropriate legal service, County or State agency, or Fair Housing. (Policy HO-4.9)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A45 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)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A46 Pursue funding from the State of California and the USDA Rural Development Program to expand the supply of housing for farmworkers and their families. (Policy HO-4.10)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A47 Disperse affordable housing units throughout each residential development, where required, and require design standards that ensure that affordable units are visually indistinguishable from surrounding market rate units. (Policy HO-5.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A48 Coordinate affordable housing development with existing and proposed transit routes, employment centers, shopping facilities, schools, medical facilities, and other services. (Policy HO-5.1) 🌐
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund

- Action HO-A49 Encourage well-designed mixed use residential/non-residential development where residential use is appropriate to the setting and development impacts can be mitigated, such as in and around downtown areas. (Policy HO-5.1) 🌐
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A50 Require designs for multiple-family development to break up the bulk and minimize the apparent height and size of new structures, including the use of upper story setbacks and landscaping. Ensure a human scale in new development and, when possible, create multiple unit buildings that have the appearance of single-family homes. (Policy HO-5.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A51 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)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A52 Support programs to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration. (Policy HO-5.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A53 Prepare an inventory of affordable units eligible to convert to market rate during the next ten years. Monitor those projects and take appropriate action to preserve these affordable units whenever possible. (Policy HO-5.2)
Responsibility: County Administrator's Office, Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund

- Action HO-A54 Enforce housing, building, environmental health, public works, and fire codes to ensure compliance with basic health and safety building standards. In applying this policy, the County shall seek to avoid the displacement of low-income households. (Policy HO-5.2)
Responsibility: Planning and Public Works Department, Health Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A55 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.~~ (Policy HO-5.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A56 Offer home inspection services to identify substandard conditions in residential buildings. (Policy HO-5.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A57 Assist owners of rental properties to apply for funding under the Affordable Housing Program, the California Housing Finance Agency and the U.S. Department of Housing and Urban Development for rehabilitation assistance. (Policy HO-5.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A58 Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. (Policy HO-5.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund

- Action HO-A59 Require the abatement or demolition of substandard housing that is not economically feasible to repair. (Policy HO-5.2)
Responsibility: Health Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A60 Continue to use HOME funds, the Community Development Block Grant Program, the Home Investment Partnership Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A61 Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use sustainable materials, cost-effective energy conservation measures, and fewer resources (e.g. water, electricity, gas, etc.). (Policy HO-6.1) 🌍
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A62 Promote the use of sustainable energy technologies (e.g. solar and wind) in ~~new and rehabilitated~~ housing whenever possible. (Policy HO-6.1) 🌍
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
Funding: General Fund
- Action HO-A63 Provide information and refer eligible property owners to programs that provide energy conservation assistance. (Policy HO-6.1) 🌍
Responsibility: Planning and Public Works Department, County Administrator's Office
Timeframe: Ongoing
Funding: General Fund
- Action HO-A64 Develop site design guidelines for energy conserving development. (Policy HO-6.1) 🌍
Responsibility: Planning and Public Works Department
Timeframe: 2010/2011
Funding: General Fund

Action HO-A65 Work with SACOG on RHNA assignments. (Policy HO-1.8)
Responsibility: Planning and Public Works Department
Timeframe: 2011/2012, 2016/2017, 2021/2022, 2026/2027
Funding: General Fund